

AMENDED
STATEMENT OF JUSTIFICATION
DSP-20031

APPLICANT/
CONTRACT PURCHASER: York Acquisitions, LLC
c/o Aspen Heights Partners
8008 Corporate Center Drive, Suite 201
Charlotte, North Carolina 28226

OWNERS: Realty Development LLC
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College Park, Maryland 20740

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REQUEST: Detailed Site Plan pursuant to Section 27-285(b) of the
Zoning Ordinance with requested modifications to the
Development District Standards pursuant Section 27-

548.25(c) of the Zoning Ordinance in order to accommodate the development of a mixed-use multifamily student housing project (comprising two buildings) in the MUI/DDO Zone.

I. DESCRIPTION OF PROPERTY

1. Addresses – 4205 and 4206 Knox Road, College Park, Maryland 20740.
2. Proposed Use – A total of 129 multifamily dwelling units (88 units in Building 1 and 41 units in Building 2) for student housing and approximately a total of 2,078 gross square feet of commercial/retail space (1,055 square feet in Building 1 and 1,025 square feet in Building 2) in two (2) buildings.
3. Election District – 21.
4. Lots – Lots 57, Block H and Parcel A, Block G.
5. Total Area – 0.846 acres (Lot 57 is 0.22 acres and Parcel A is 0.626 acres)
6. Tax Map & Grid – 33/B-3 and B-4.
7. Location – Located on the north (Building 1) and south (Building 2) side of Knox Road, at the intersection with Guilford Drive.
8. Zone – M-U-I & D-D-O
9. Overlay Zone – DDOZ within the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*
10. Zoning Map – 209NE04
11. Incorporated Area – College Park
12. Archived 2002 General Plan Tier – Developed
13. General Plan Growth Policy – Established Communities.

II. NATURE OF REQUEST

York Acquisitions, LLC (hereinafter the “Applicant”) is requesting the approval of a Detailed Site Plan to construct a total of 129 multifamily dwellings for student housing and approximately 2,078 square feet of commercial/retail space in two (2) buildings as follows:

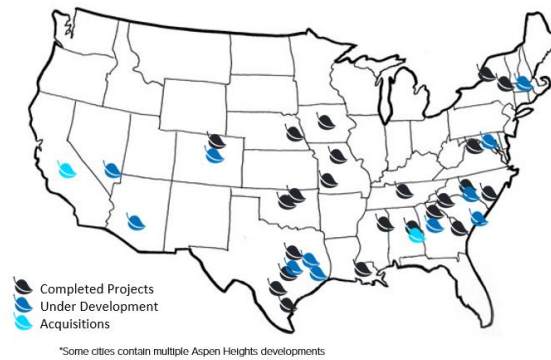
- Building 1: approximately 88 dwelling units and 1,055 square feet of commercial/retail space; and
- Building Two: approximately 41 dwelling units and 1,025 square feet of commercial/retail space.

In addition, the Applicant is requesting limited modifications to the Development District Standards contained in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (hereinafter “Sector Plan”).

III. APPLICANT’S PROPOSAL

The subject property is located at 4205 and 4206 Knox Road, College Park, Maryland 20740, which are currently improved with two multi-unit apartment buildings for student housing totaling 9,731 square feet of GFA. Based on property tax records, the property has been improved with this development and use since at least 1965. The existing structures will ultimately be razed. The total area of the property is 0.846 acres, and is known as Lot 57, Block H and Parcel A, Block G, of the Lord Calvert Manor Subdivision, as reflected on a plat recorded in Plat Book WWW 41 at Page 100. This Detailed Site Plan (DSP-20031) is being submitted to accommodate the development of 129 multifamily residential dwelling units (for student housing associated with the University of Maryland) and 2,080 square feet of commercial/retail space in two (2) buildings. Parking will be provided via a parking garage beneath Building One (4206 Knox Road). Modifications to the parking standards as well as other development standards are requested for Aspen - Maryland multifamily development. The requested amendments are discussed in Section VI of this statement.

It should be noted that the applicant is a national multifamily and student housing developer and manager headquartered in Austin, Texas with a billion dollar portfolio since being founded in 2006. Specifically, the applicant has been dedicated to the development of a unique and innovative platform with an emphasis on creative designs that connect with the community. The combination of quality construction and development with pioneering sales and marketing techniques, as well as world-class customer service for its residents, has enabled the applicant to build a strong track record within the multifamily and student housing sectors. Indeed, the applicant has thirty-four (34) different projects (including six (6)) that are currently under construction throughout the United States, which make up more than thirty (30) different markets.



DESIGN FEATURES

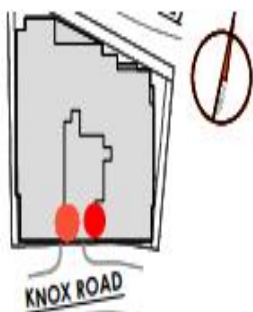
The site plan proposes one point of vehicular access from Knox Road into the garage for Building 1. The redevelopment of this site will create a mixed-use environment within the Walkable Node and Walkable Node (University) character area that will provide a total 129 multifamily student housing units located adjacent to the University of Maryland campus. The project is located on the north and south side of Knox Road, at the intersection with Guilford Drive and immediately adjacent to the University of Maryland to the north. For that reason, great detail, time, and expense have gone into the design development, material selection and forward-thinking building systems of the proposal submitted herewith. The project's clean lines, simple forms, contemporary color and artistic style will become a cohesive part of the revitalized downtown College Park area. The building façades will contain a combination of sustainable materials such as brick veneer, hard-coat stucco, fiber cement siding, and metal siding. Building mounted signage is proposed on the southern façade of Building One at the pedestrian and garage entry and at the south east corner and on the northern façade at the pedestrian entry and north east corner of Building Two. Both structures will be strategically constructed using progressive technologies and precise manufacturing to maintain a sustainable and innovative base for our design.

The exterior character of both buildings includes a stunning contemporary palette of colors that pay homage to both the state and the university (sleek neutral tones with red brick at the base and touches of yellow and red throughout the design). The red brick will act to ground the buildings while the upper stories are presented above using a subtle gridded arrangement on the facades as a gesture to the geometries found in the terrapin shell as well as the Maryland state flag overlaid on the structural grid skeleton. Accent bands of light are provided to highlight the façade and canopies in an effort to elevate the experience during the day as well as evening. Building 1 and Building 2 both indicate a minimum of one (1) foot step back between the 8th and 9th residential levels. In addition to providing a façade step back, the building design for Building 1 purposefully and strategically utilizes a “U-shape” opening to Knox Road in order to provide more relief and activation along the street edge. Similarly, Building 2, although within the Walkable Node – University Character Area, has been designed with a “saw-tooth” façade along Knox Road in order to create both building relief and pedestrian activation zones (outdoor seating, landscaped areas, and entry plaza).

Locations for building murals are proposed as strategic elements occurring on both buildings to weave the community together and to celebrate the life and culture of the City of College Park, the University of Maryland, and the pride of Maryland heritage.



BUILDING 1 WEST MURAL



3 - BUILDING 2 MURAL



MURAL - DESIGN :

TYPICAL MURAL DESIGN INTENT FOR ALL 3 MURAL LOCATIONS
This image is meant to depict the basic design intent for the murals regarding color, theme, and content and is for illustrative representation only. The final draft for the murals may vary.

1 - DIMENSIONS : 46'-0" X 9'-0"

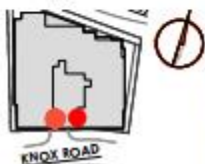
2 - DIMENSIONS : 40'-0" X 14'-0"



BUILDING 2 MURAL



BUILDING 1 WEST MURAL



CONCEPT IMAGERY FOR MURAL:



ABSTRACT INTERPRETATION OF UNIVERSITY MASCOT AND SCHOOL PRIDE

MC ESCHER ARTISTIC STYLE OF EVOLVING PATTERN MAKING



ABSTRACT INTERPRETATION OF MARYLAND FLAG COLORS

PROPOSED MURAL DESIGN THEME (ACTUAL FINAL ARTWORK TBD)



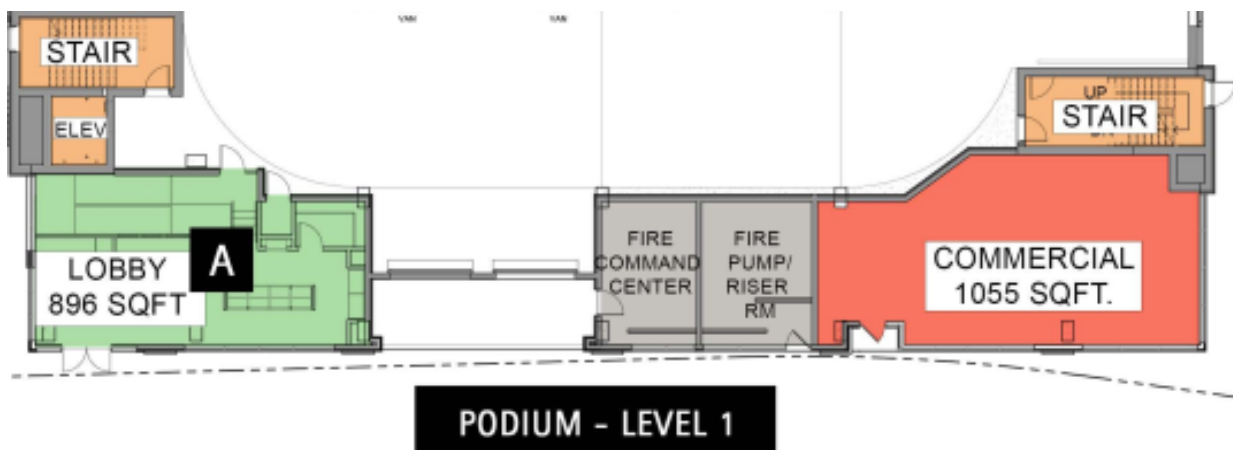
Combining the North and South parcels, there will be a new artistic life emerging that will revitalize and strengthen the Knox Road community. Through strategic mixed-use growth and artistic expression woven throughout, these two parcels will no longer be a dividing line, but a unifying element for decades to come.

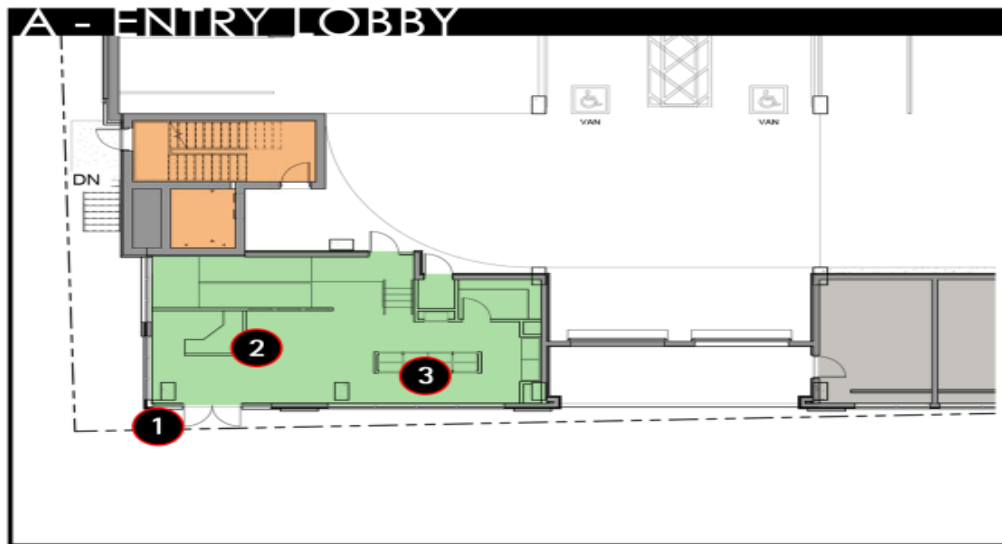
Project highlights include the following:

- Redevelopment of the last remaining – old and outdated student housing buildings on Knox Road with new modern development adjacent to the University of Maryland;
- Multiple indoor and outdoor amenity areas including, but not limited to, upscale residential lounges, contemporary clubhouse, state-of-the-art fitness center, and swimming pool with sun deck;
- Diverse floorplans with modern layout and in-demand unit finishes;
- Sleek and modern building elevations and design to revitalize and energize this portion of the Knox Road corridor;
- On-site management staff to provide best-in-class resident care and customer service;
- Premier security measures including access-controlled buildings, common areas, units, and bedrooms;
- Secured bike storage;
- Residential courtyard, fire table, bistro lighting and outdoor living areas;
- Study/Collaboration areas;
- 2,080 square feet of commercial/retail space; and
- Streetscape improvements to include upgraded sidewalks, pocket park and outdoor seating area for retail space.

Conceptual prospective and details of the private and public amenity spaces that are intended to be constructed concurrently with the construction of the building include the following:

BUILDING ONE FIRST FLOOR RESIDENTIAL LOBBY AND COMMERCIAL/RETAIL SPACE





1 ACCENTED CORNER

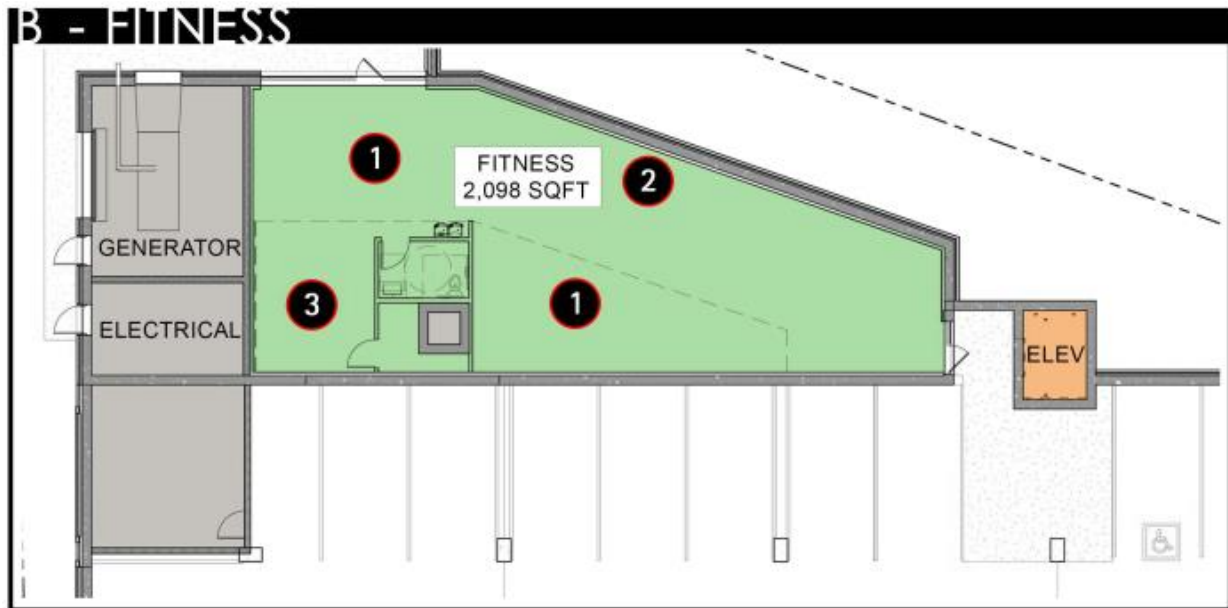


2 RECEPTION



3 MAIL/PACKAGE

BUILDING ONE GYM / FITNESS CENTER (AMENITY)



Above the structured parking, there will be a dedicated Fitness Facility on the Lehigh Road side (approximately 2,098 SF) with Cardio, Weights, Equipment, and Stretching.

1 EQUIPMENT

- FREE WEIGHTS
- LEG CURL, PRESS AND EXTENSION
- LATERAL PULL DOWN
- MULTI-FUNCTION TRAINER
- BENCHES
- TIRE FLIP



1 EQUIPMENT

2 CARDIO

- TREADMILLS
- ELLIPTICALS
- STAIR CLIMBER
- UPRIGHT BIKES
- RECUMBENT BIKES
- ROW MACHINE



2 CARDIO

3 FLEXIBLE FITNESS

- YOGA
- FITNESS ON DEMAND
- MEDICINE BALLS
- STRETCH MATS
- BALLET BAR



3 FLEXIBLE FITNESS

BUILDING ONE STUDY/COLLABORATION AREA

C-STUDY



5 COMPUTER

- COMPUTER STATIONS
- PRINTER
- LOUNGE SEATING WITH LAPTOP TABLES

4 COLLAB ROOM

- TV
- CONFERENCE TABLE WITH POWER
- DRY-ERASE BOARD

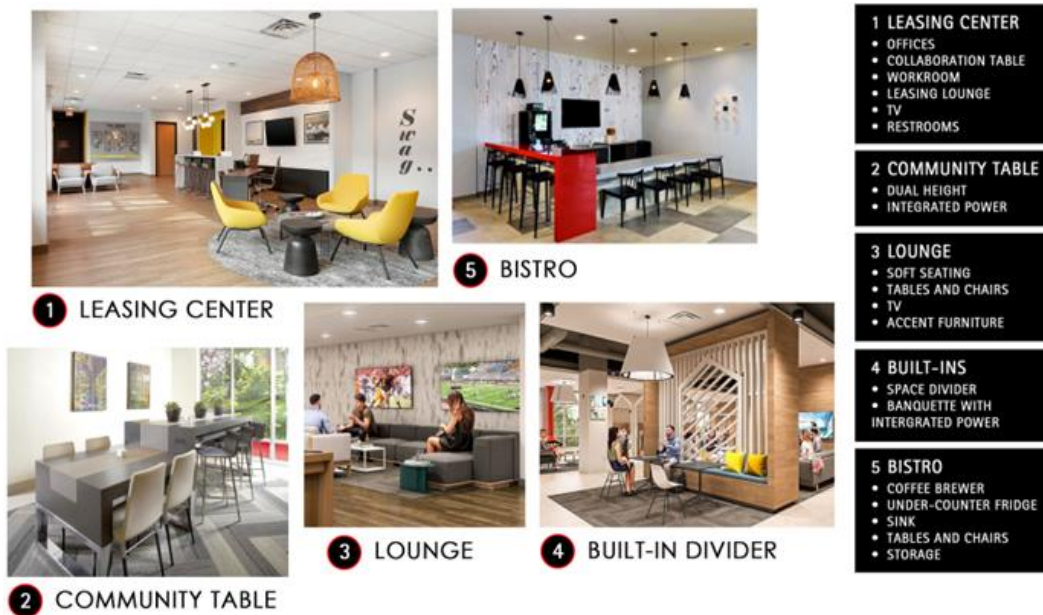
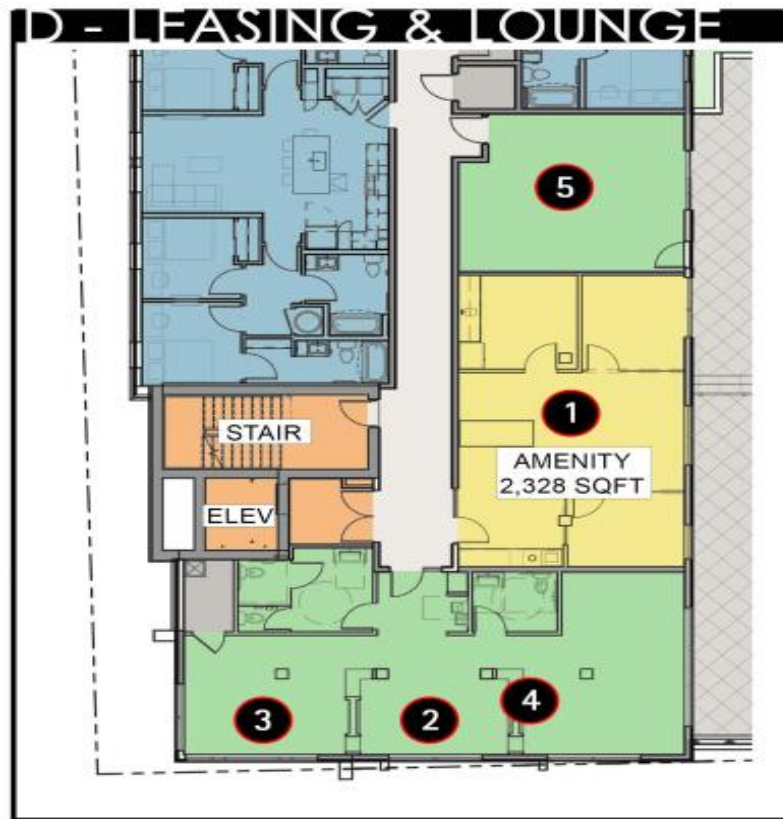


5 COMPUTER



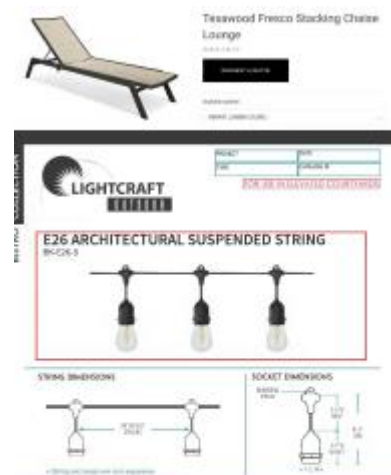
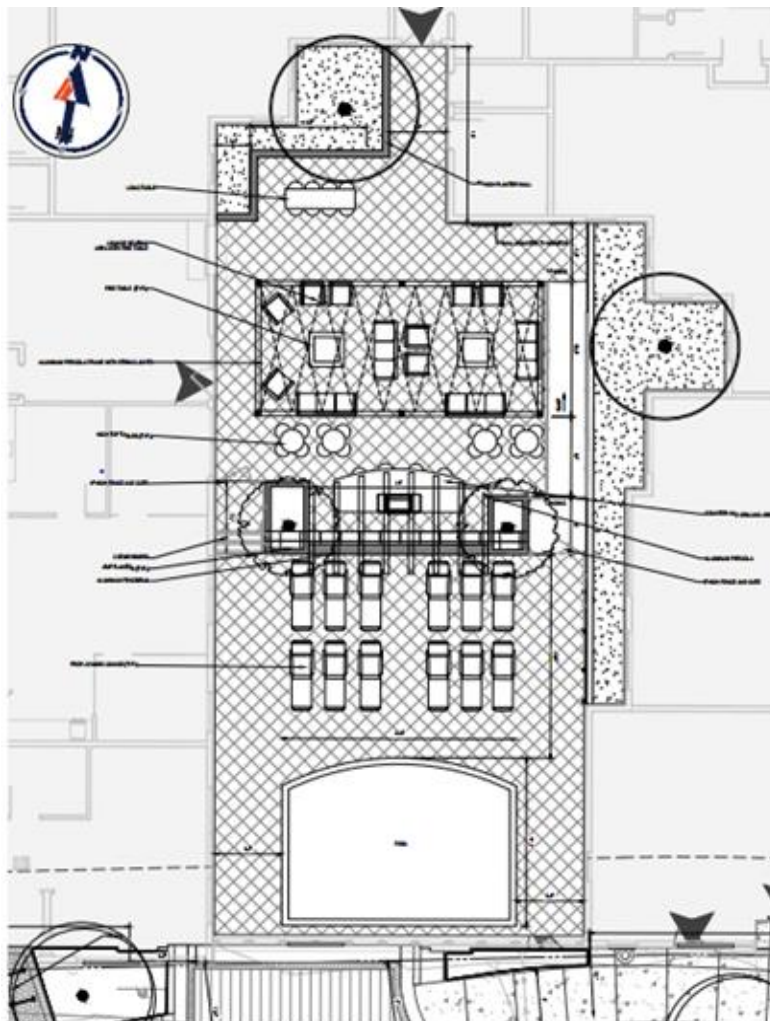
4 COLLAB ROOM

BUILDING ONE LEASING & LOUNGE AREA



Only a couple floors up from the Residential Lobby, the elevator will open to a Residential Lounge area (approximately 2,328 SF) that will provide a Café/Bistro areas as well as a dedicated Study/Collaboration Area, which will be adjacent to the Residential Courtyard (approximately 2,300 sf) with private pool, fire table, Bistro lighting and outdoor living area for

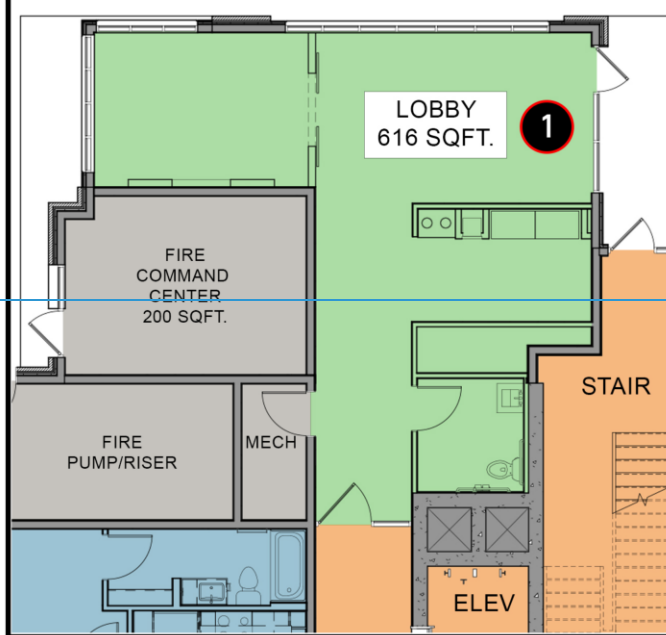
both buildings to enjoy. A perforated mesh railing will separate the pool and pool seating area from the rest of the Courtyard.





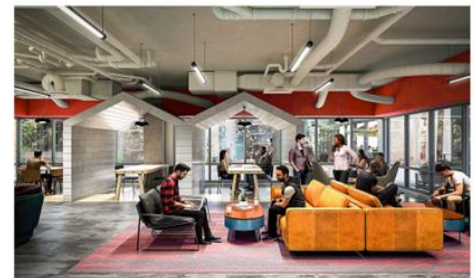
BUILDING TWO RESIDENTIAL LOBBY / LOUNGE / STUDY/COLLABORATION AREAS

A - LOBBY / LOUNGE



1 LOBBY / OPEN STUDY

- LOUNGE SEATING
- TABLES AND CHAIRS
- STUDY ROOM
- MAIL ROOM



1 LOBBY / OPEN STUDY

B - STUDY



1 COLLAB ROOM

- COMPUTER STATION
- SOFT SEATING WITH LAPTOP TABLES
- DRY-ERASE BOARD



1 STUDY

Study Rooms located on each Residential Floor.

Perspectives of the proposed development are as follows:



View looking northeast from the intersection of Knox Road and Guildford Drive. Building 1 is on the left and Building 2 is on the right.



View looking southeast from the intersection of Knox Road and Guilford Drive. Building 1 is on the left and Building 2 is on the right.



View looking south on Knox Road. Building 1 is on the right and building 2 is on the left.



View looking southwest from Lehigh Road (Building 1).

IV. COMMUNITY

The subject property is located in Planning Area 66, Councilmanic District 3, within the City of College Park. More specifically, the site is located on the north and south side of Knox Road, at the intersection with Guilford Drive. The property is located in the Mixed Use-Infill (“M-U-I”) Zone and is subject to the Development District Overlay (“D-D-O”) Zone standards found in the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (“Central Us 1 Corridor Sector Plan and SMA” or “Sector Plan”), and is further located in the Walkable Node (Building 1) and the Walkable Node University (Building 2) Character Areas.

The subject property is surrounded by the following uses:

North: Lands owned by the University of Maryland in the R-R Zone.

South: Knox Road and Guilford Drive, and beyond, student housing apartments and the Hope Evangel Lutheran Church of College Park in the M-U-I/D-D-O and R-55 Zones, respectively.

East: Student housing apartments in the M-U-I Zone. (Note, Building 1 is adjacent to property that is the subject of DSP-19054, The Hub; and Building 2 is adjacent to property that is the subject of DSP-13025, Terrapin ROW).

West: Student housing in the R-55 Zone owned by the University of Maryland

Indeed, the 2010 *Central US 1 Corridor Sector Plan and SMA* rezoned the subject property from the R-18 Zone to the M-U-I Zone (SMA Change No. 13) to “allow for a mix of uses and a walkable, transit-oriented pattern of development in keeping with the recommendations of the sector plan for walkable nodes. In addition, the subject properties are in close proximity to the University of Maryland and represent a prime opportunity for additional student housing within walking distance to the University.” The requested DSP is in fulfillment of this recommendation, as this DSP capitalizes on the location of the property being contiguous to the University of Maryland campus. The applicant’s design for Building 1 includes a pedestrian access that connects to Lehigh Road, facilitating immediate pedestrian accessibility for the residents of Aspen - Maryland to the campus. The varying grades along Lehigh Road allow for multiple entry points along the north side of Building 1 allowing access to Fitness, Bike Parking, Vehicular Parking, as well as the Residential Elevator serving all levels for easy access for all Private Residents. The Pedestrian experience continues to the Knox Road frontages for both Building One and Two as they both provide Residential and Retail opportunities that allow for an urban edge to actively engages the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience while also complimenting the use of the surrounding midrise residential developments. The main pedestrian entrance to the residential and retail areas for both buildings includes a large canopy as well as hardscape and landscape designed for outdoor seating, plantings, and engagement along the street edge, all while being located in close proximity to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. The sidewalk and adjacent landscape areas compliment the surrounding buildings and create an improved walkability factor by only allowing one curb cut while eliminating two existing curb cuts to create a more continuous sidewalk. Decorative pavers have been added to the building entrance areas and plaza areas.

V. GENERAL CRITERIA FOR DSP APPROVAL

Section 27-285. Planning Board Procedures.

(b) Required findings.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

COMMENT: The plan does represent a reasonable alternative for satisfying the site design guidelines. The site design guidelines are found in the Sector Plan, the intent of which is to regulate the design and character of the Central US 1 Corridor. “The purpose of these standards is to shape high-quality public spaces with buildings and other physical features to create a strong sense of place for College Park and the University of Maryland, consistent with the land use and urban design recommendations of the Sector Plan.” (Sector Plan at p. 227). These standards “are intended as a supplement to the existing zoning regulations for the Central US 1 Corridor.” (*Id.*). “All new development and redevelopment of existing structures within the

DDOZ shall comply with the development district standards and the general intent and goals of the US 1 Corridor Sector Plan.” (*Id.* at p. 223).

VI. D-D-O ZONE REQUIREMENTS

The Sector Plan defines long-range land use and development policies, detailed zoning changes, design standards, and a Development District Overlay (D-D-O) Zone for the US 1 Corridor area. The land use concept of the sector plan divides the corridor into four inter-related areas consisting of: walkable nodes, corridor infill, existing neighborhoods, and natural areas, for the purpose of examining issues and opportunities and formulating recommendations. Detailed recommendations are provided for in six distinct areas within the sector plan: Downtown College Park, the University of Maryland, Midtown, Uptown, Autoville and Cherry Hill Road, and the Hollywood Commercial District. The overall vision for the Central US 1 Corridor is a vibrant hub of activity highlighted by walkable concentrations of pedestrian and transit-oriented mixed-use development, the integration of the natural and built environments, extensive use of sustainable design techniques, thriving residential communities, a complete and balanced transportation network, and a world-class educational institution.

The sector plan recommends mixed use residential land uses for the subject property (*see* Map 8, page 60). These land uses are described on page 57 of the Sector Plan. The walkable node character area consists of higher-density mixed-use, buildings that accommodate retail, offices, row houses, and apartments, with emphasis on nonresidential land uses, particularly on the ground level. The proposed development of approximately 129 multifamily dwellings for student housing and approximately 2,080 square feet of commercial/retail space (envisioned as an eating or drinking establishment) in two buildings is in conformance with the land use recommendations of the Sector Plan. Moreover, the subject property is within the M-U-I Zone, which permits mixed-use multifamily residential dwellings units and commercial/retail uses, by right. Moreover, and pursuant to Section 27-546.18(b), since a mix of residential and commercial uses are proposed in each building on each lot or parcel, the approved site plan will set out the regulations to be followed. This results in needed flexibility in density and other regulations not specifically covered by the Sector Plan, which facilitates redevelopment that is responsive to the Sector Plan and the reasons why the property was placed in the M-U-I Zone.

The proposed development is located in the Walkable Node (Building 1) and Walkable Node (University) (Building 2) Character Area, as shown on the diagram on page 61 of the Sector Plan, and on Map 27 on page 230. As mentioned previously, the Walkable Node and Walkable Node (University) Character Area consists of higher-density mixed-use, buildings that accommodate retail, offices, row houses, and apartments, with emphasis on nonresidential land uses, particularly on the ground level. The applicant contends, and despite any requested modifications that are necessary to facilitate the development, that the proposed development is in substantial conformance with the intent of the Walkable Node and Walkable Node (University) areas to serve as a transition from the University of Maryland campus. Moreover, the proposed development not only serves as a transition from the University of Maryland to the surrounding existing student housing, and beyond to the commercial uses to the east and southeast, but also helps to ensure consistency in size, scale, and context with the surrounding development. Indeed, the proposed buildings compliment the use of the surrounding midrise

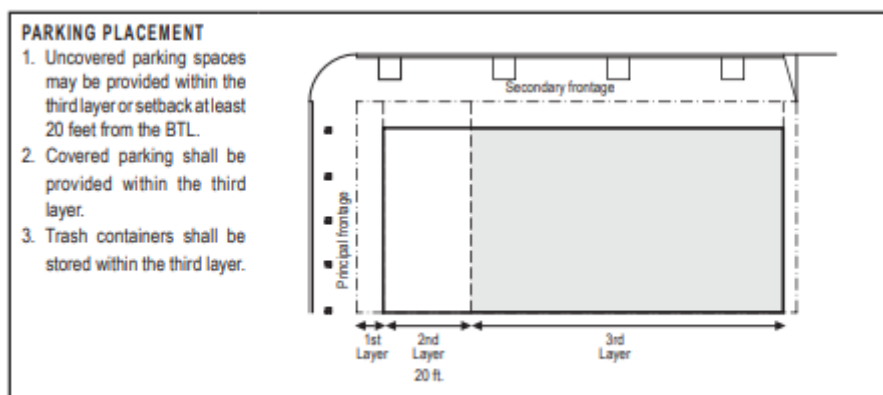
residential developments and proposed high-rise developments. The design actively engages with the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience.

In addition to the general criteria outlined above, additional findings for a Detailed Site Plan in the Development District Overlay Zone are set forth in Section 27-548.25(b) of the Zoning Ordinance. That section provides that in order to approve a DSP in the D-D-O Zone, the Planning Board must find that the site plan meets applicable development district standards. However, Section 27-548.25(c) provides that an applicant may request, and the Planning Board may apply, development standards that differ from the D-D-O Standards so long as the “alternate D-D-O Standards *will benefit the development and the Development District, and will not substantially impair implementation of the . . . Sector Plan.*” (Emphasis added). In essence, unless there is a *substantial impairment*, which is a very high standard, the alternate D-D-O Standard(s) needed to facilitate the development and the District will be deemed to be in conformance with the intent of the character area; and thereby, is in conformance with the Sector Plan.

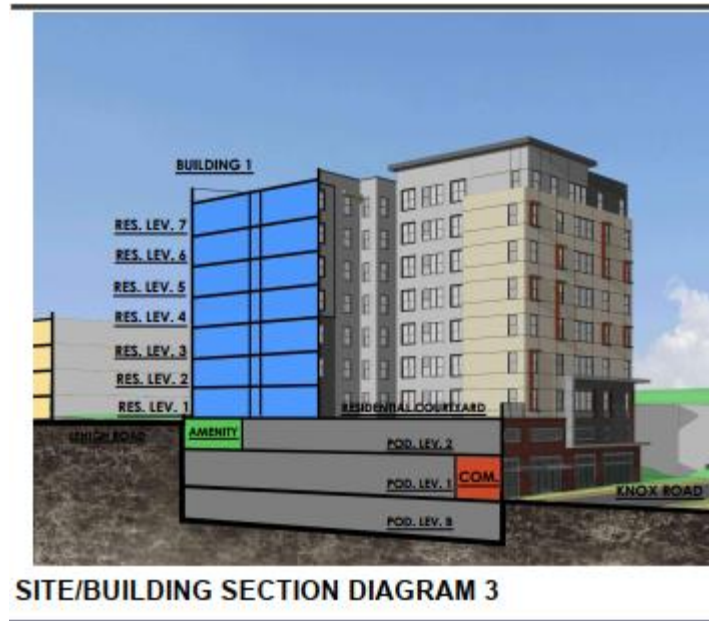
The submitted application and the justification materials provide the basis needed to deviate from a limited number of development district standards in order to accommodate the proposed development on the subject property. These modifications to applicable standards are discussed as follows (all page numbers reference the sector plan) and, unless otherwise requested below, and as depicted on Sheet A-2, the DDO standards are met:

WALKABLE NODE

- Parking Placement



COMMENT: In the abundance of caution, the applicant is requesting a modification to the standard since the covered parking (which is covered, internal structured parking, and comprises of underground and podium parking) is technically, at the second podium level, in the second layer.



Within the Walkable Node Character Area, covered parking shall be provided in the third layer (minimum 20 feet from the building face). The applicant requests a modification to allow a portion of the proposed parking to be located within the second layer of the building, with the majority of parking provided in the third layer. The covered parking is not a stand-alone parking structure, but rather integrated into the building's design. The parking is fronted by the residential lobby and retail at the street level portion of the building (i.e., podium level 1), but at podium level 2 has five (5) spaces in the second layer that are directly behind the front wall. See below:



The proposed design seeks to accommodate the quantity of parking and mix of uses required by the standards. This amendment will benefit the development and the development district by allowing this property to provide sufficient parking and will not substantially impair

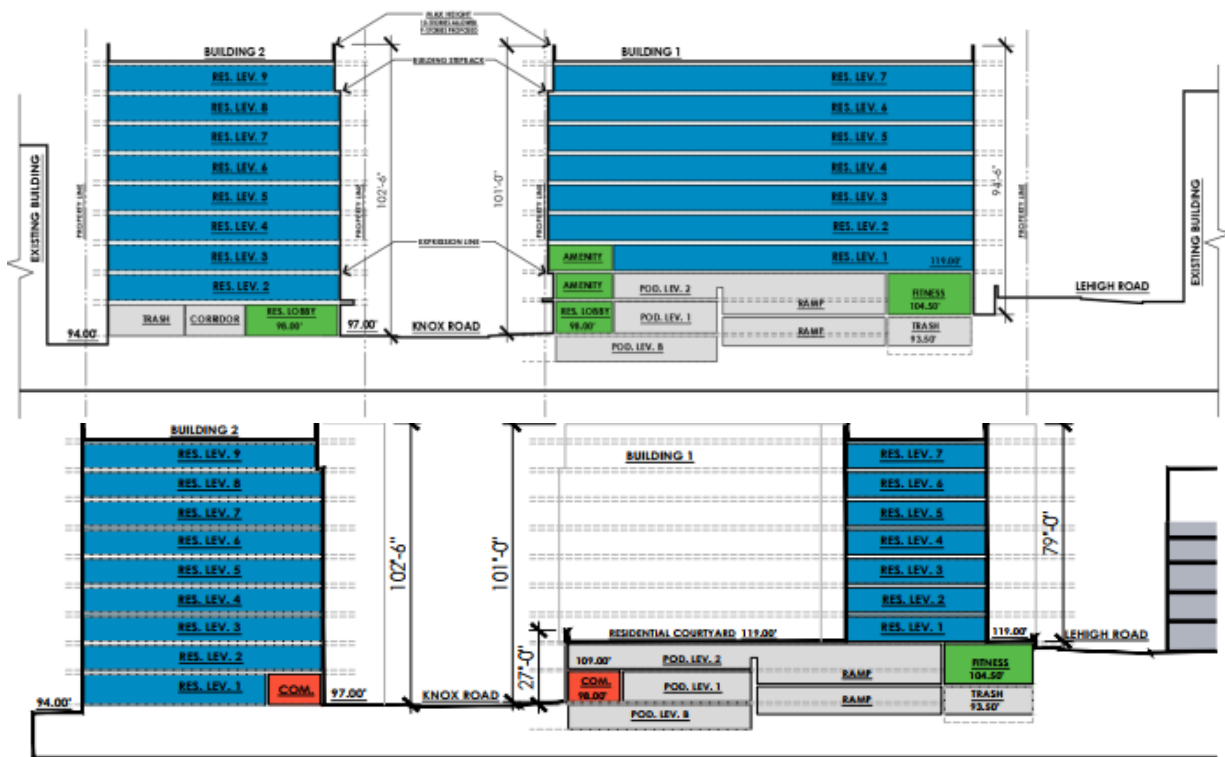
implementation of the sector plan, since the street level podium (i.e., podium 1) adheres to the standard, and the building design and architecture treatment at podium level 2 satisfies the purpose and intent of the standard by ensuring that no covered parking spaces are visible from the principal frontage, as depicted below:



BUILDING FORM

- Building Height – Walkable Node (Page 234) (Building One)

COMMENT: The Walkable Node Character Area provides that the principal building height shall be a maximum of 6 stories and a minimum of 2 stories. An amendment/modification to this development standard is requested. Nine (9) stories are proposed (the actual building height is 101'-6" at the Knox Road frontage and 79'-0" at the Lehigh Road frontage). Moreover, the building's massing is designed to reflect its surroundings, and are not out of character. Below is a view depicting the cross section between the developments on the north side of the subject property, with the proposed building to demonstrate how this development is compatible with the existing development on Lehigh Road.

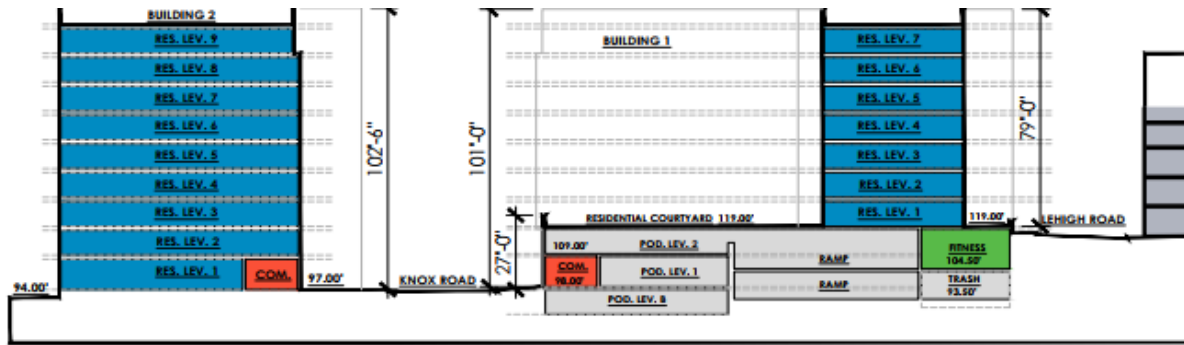


Specifically, the proposed building compliments the use of the surrounding midrise residential developments and proposed high-rise development. The design actively engages with the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience. The main pedestrian entrance to the residential and retail areas includes a large canopy and is located in close proximity to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. This Activity Zone is further accentuated by the physical balance along the Knox Road frontage created by both Buildings rising to a 9-story height, forming a much stronger Urban Edge than if they were varying heights per zoning limits. The sidewalk and adjacent landscape areas compliment the surrounding buildings and create an improved walkability factor with the elimination of two existing curb cuts, creating a more continuous sidewalk. The varying grades along Lehigh Road allow for multiple entry points along the north side of Building One allowing access to Fitness, Bike Parking, Vehicular Parking, as well as the Residential Elevator serving all levels for easy access for all Private Residents as they go back and forth from campus to the north.

Moreover, and as mentioned, this portion of the subject property (for Building 1) is contiguous to the University of Maryland campus, yet, oddly, the property was not placed in the Walkable Node (University) (“WNU”) Character Area of the Sector Plan. This is confounding, especially considering the fact that the property on the south side of Knox Road (i.e., Building 2) was placed in the WNU Character Area – despite the fact that this property is not contiguous to the University of Maryland campus.



It is illogical why property which is contiguous with the University of Maryland campus, was placed in the WN Character Area and not the WNU Character, while property on the south side of Knox Road – not contiguous with the University of Maryland was placed in the WNU Character Area. This is relevant to the applicant's request for a height modification since the WNU Character Area allows up to 10 stories compared to the WN Character Area, which only allows 6 stories. The applicant contends that its requested height modification, to allow Building 1 to be 9 stories, will not substantially impair the Sector Plan, since the property is contiguous with the University of Maryland campus, and should be in the WNU Character Area. Indeed, given that property on the south side of Knox Road was placed in the WNU Character Area despite it not being contiguous with the University was a mistake. In other words, the sector plan, as adopted, as you move south from the campus across Knox Road and across Guildford Road, allows 6 stories (WN), then 10 stories (WNU), back down to 4 stories (CI). This is confounding. Instead, and given the grades and the existing development on the University of Maryland side, allowing the modification requested herein not only ensures higher density where the Sector Plan desires it, at the doorstep of the University, but it will also create a more cohesive roof line of buildings as you move south, instead of the up and down effect that would otherwise be required by the differing character areas. Since Building 2 is in the WNU and is also proposed to be 9 stories, which does not require a modification to the standard, the applicant contends that restricting the height of Building 1 to 6 stories will create an imbalanced corridor given the topography, existing development, and view sheds at the intersection of Knox Road and Guilford Drive. That is, as depicted below, as proposed, both Buildings 1 and 2 create balance and symmetry for the corridor.



Moreover, and as depicted above and in the DSP plan sheets, the applicant is proposing a step-back in the building architecture at the eighth floor, as recommended in the Sector Plan at page 237. This further reduces the massing of the building and justifies the requested modification for Building One.

Finally, it is worth noting that the University of Maryland is supportive of this type of modification to the height restriction. The University believes students should live close to campus. One cannot get closer to campus than Aspen - Maryland. Basic tenets of smart growth are curbing urban sprawl and encouraging sustainability. The University has a goal of carbon neutrality by the Year 2050. One way to achieve that important goal is to increase the access and appeal of the campus for pedestrians. Providing the most student housing in the best, most pedestrian-friendly locations, advances this goal.

For these reasons, and given the sufficient modification made to the building elevations to provide a step-back at level 7 along with the changes in the building materials at levels 8 and 9, the applicant contends that the requested modification will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan.

- Step-back Transitions and Landscape Buffers (Page 238)

COMMENT: The Walkable Node and Walkable Node (University) Character Area provides that where the proposed development is across the street from existing residential there should be step-back transitions and buffers. However, this proposed development is for multifamily student housing, and the existing residential development bordering the property on the south and east is also multifamily student housing. Indeed, the WN and WNU Character area consists of higher-density mixed-use, buildings that accommodate retail, offices, row houses, and apartments, with emphasis on nonresidential land uses, particularly on the ground level. That is precisely what exists on the adjacent developed properties. For that reason, the applicant contends that the requested amendment from this requirement should be approved, as it does not substantially impair the implementation of the Sector Plan or the District.

- Parking (Page 239) (Building One and Building Two)

COMMENT: The number of parking spaces required in the Sector Plan area is specified and any deviation from the standard requires a modification of the development district standard. The

number of required parking spaces within the Walkable Node and Walkable Node (University) Character Area for a mixed-use residential project is 1.2 shared parking factor. Based on the proposed uses, the required number of parking spaces for this development is 113 total spaces. The applicant is proposing a total of 99 parking spaces within a subterranean parking garage in Buildings One, which are 14 spaces short of the requirement. Therefore, the applicant is requesting a modification to the development district standard to allow the proposed number of parking (i.e., 99 total parking spaces).

Although the applicant's proposed parking is less than that which is required, the parking garage(s) have been designed to provide safe and efficient vehicular and pedestrian circulation within the site – with parking spaces designed within an integrated parking garage to be located under the use that it serves. It must be noted that the total bicycle parking spaces required for this development is 44 spaces. However, the applicant is providing 130 total bicycle parking spaces, which is 86 spaces over the requirement. The internal bicycle parking spaces will be in a secured (accessed only by key fob for residents) room, and all corridors will be monitored by security cameras. In addition, the applicant recently revised the DSP to include exterior bike racks in close proximity to the building entrances – in the plaza areas of both buildings. These additional exterior bike racks will accommodate a total of 10 additional bike parking spaces. Further, given the close proximity to the University of Maryland Campus and the site's location within downtown College Park (including the City's parking garage on Knox Road), the applicant contends that the location of the property lends itself to pedestrian walkable routes, and providing less vehicular parking and more bicycle spaces is more practical – especially given the pedestrian access connecting the development to Lehigh Road. Simply put, a use that provides less parking in the Walkable Node and Walkable Node (University) Character Area than that which is required should be encouraged and not discouraged, as the same encourages pedestrian activity and alternate modes of transportation including ride share (e.g., Lyft, Uber, bike share, and scooters). Students today, unlike when the Sector Plan was adopted ten years ago, simply do not rely on cars like they once did. Given the location of the subject property is contiguous with the University of Maryland campus and is within walking distance to existing infill commercial areas along Baltimore Avenue, the applicant contends that the modification to deviate from the required number of parking is warranted, and it will not substantially impair the Sector Plan or development.

Finally, it must be noted that the University of Maryland supports and encourages this type of modification to the parking standard. Another related sustainability goal of the University is to encourage the use of transportation other than personal automobiles. To that end, the University thinks parking should be kept to a minimum. The University's robust bus shuttle service and their joint bike share program with the City of College Park encourages and allows transportation options other than automobiles. A mere stone's throw away from the Aspen – Maryland site, Bozzuto Development and Willard Retail are under construction of a mixed use project that will include 61,000 square feet of new retail that will include grocery and restaurant options, further enhancing the walkability of Aspen - Maryland.

For these reasons, the applicant contends that the requested modification will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan.

- **Structured Parking (Page 243)**

COMMENT: The applicant is requesting a modification to this development standard. The Sector Plan states that “parking structures shall be set back a minimum of 50 feet from the property lined of all adjacent thoroughfares.” The garage is the lower three levels of the Building One. The building is setback 10 feet from the north property line (Lehigh Road), 4 feet from the west property line, 1 foot from the south property line (Knox Road), and 5 feet from the east property line, in conformance with building placement standards. The property consists of only 0.626 acre, and varies in depth from approximately 130 feet to 180 feet, so the strict application of the 50 foot setback for structured parking would render this property undevelopable. Such an outcome would contradict the purpose of placing the property in the M-U-I Zone through the SMA. Simply stated, it is not feasible to comply with this particular standard under these circumstances. Therefore, the applicant requests an amendment to this requirement, as it will not substantially impair the implementation of the Sector Plan.

ARCHITECTURAL ELEMENTS

- **Signage (Page 254-255) (Building One and Building Two)**

COMMENT: The applicant does not believe that a modification to this standard is required, but is including in its requested modifications in the abundance of caution. The Sector Plan states that “Signs shall be externally lit from the front with a full-spectrum source. Internal and backlighting are permitted as an exception only for individual letters or numbers, such as for channel letter signage (panelized backlighting and box lighting fixtures are prohibited). The proposed signage located at the top of the southeast corner of Building 1 and the north elevation of Building 2 is proposed to be internally illuminated with LED lights, but will be channel lettering, which is permitted to be internally illuminated. The applicant contends that in order for this sign to be viewed from this distance, it must be internally lit. The design, however, complies with the allowance to be internally illuminated, as the sign design utilizes channel letters.



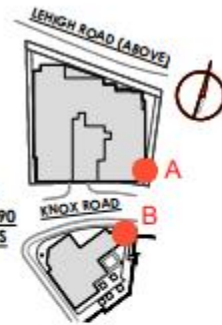
SIGNAGE

SIDE 3" DEEP

-SIGN A4
QUANTITY : 2
DIMENSIONS : 33'-0" X 3'-0"
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS -
ARIAL BOLD FONT

FRONT 33'-0" X 2'-9"
AREA 91 SF

SW6990



-SIGN A3
QUANTITY : 1
DIMENSIONS : 6'-7" X 1'-0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT

SW6990

PARKING

FRONT 6'-6" X 1'-0" / AREA 6.5 SF

SIDE 3" DEEP



2 - BLD. 1 - RESIDENTIAL LOBBY ENTRANCE



4 - BLD. 2 - COMMERCIAL LOBBY ENTRANCE



1 - BLD. 1 - COMMERCIAL LOBBY ENTRANCE



3 - BLD. 2 - RESIDENTIAL LOBBY ENTRANCE

-SIGN A2
QUANTITY : 4
DIMENSIONS : 11'-0" X 1'-0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH
SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS -
ARIAL BOLD FONT

SW6990

SIGNAGE

FRONT 11'-0" X 1'-0"
AREA 11 SF

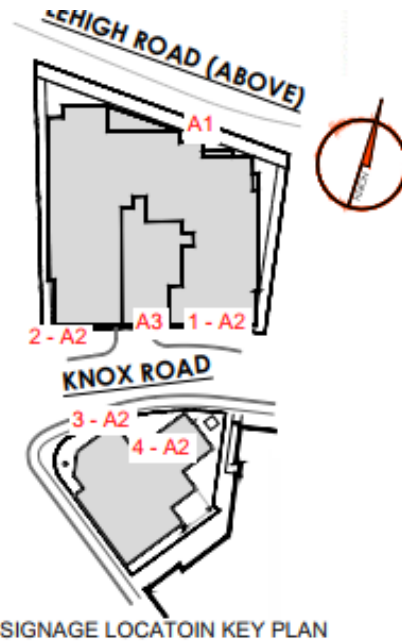
SIDE 3" DEEP

-SIGN A1
QUANTITY : 2
DIMENSIONS : 6'-0" X 1'- 0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS

SW6990

SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT

SIGN 1
FRONT 6'-0" X 1'-0" **SIDE 3" DEEP**
AREA 6 SF



Moreover, the allowable signage area is met, as follows:

SIGNAGE ORDINANCE REQUIREMENTS	
BUILDING 1: KNOX ROAD SF ALLOWED: 228SF (10% COMMERCIAL SF) SF PROPOSED: 120 SF TOTAL PAINTED MURAL SF: 1000 SF (ALLOWED TO EXCEED 10% COMMERCIAL SF)	BUILDING 2: KNOX ROAD SF ALLOWED: 174 SF SF PROPOSED: 126 SF TOTAL PAINTED MURAL SF: 740SF (ALLOWED TO EXCEED 10% COMMERCIAL SF)
LEHIGH ROAD SF ALLOWED: 118 SF SF PROPOSED: 6 SF	

SUSTAINABILITY AND THE ENVIRONMENT

- LEED Certification (page 256)

COMMENT: Within Walkable Nodes, all development shall obtain a minimum of silver certification in one of the applicable LEED rating systems. Although the Applicant does not intend to pursue LEED certification, it does intend to meet the certification criteria of the National Green Building Standard (NGBS) at the silver level. As previously determined by the Planning Board, in general, both NGBS and LEED are green building rating systems that set standards and scoring criteria for evaluating energy performance measures associated with the construction and operation of new, or renovated buildings.

The Planning Board has previously determined that while there are some differences, both ranking programs require evaluation of similar building systems and design features to determine efficiency levels and apply a score. Although the Applicant will seek NGBS certification, this development standards specifically requires LEED certification only. Thus, the

applicant is requesting a modification to this standard to allow NGBS silver certification instead of LEED. The applicant contends that this amendment will benefit the development and the development district by providing green design techniques and will not substantially impair implementation of the Sector Plan. The applicant will provide an NGBS matrix and documentation that it is equal to the LEED silver certification.

Regardless of the requested modification, the applicant's design, as illustrated on the Architectural Plans, includes a unique and iconic design that provides exterior and architectural façades being comprised of high quality and attractive materials that include glass, brick, and metal. The building design, with enhanced details of all of the building materials, will provide a variety of building forms with a unified, harmonious use of materials and styles. Masonry and fiber cement systems are the primary building material for both buildings, as encouraged in the DDO. A metal panel system is used to compliment the brick. The metal panels are expressed with steel channels running horizontally at level lines. Architectural grade metal framed window wall systems make up the fenestration of the façade. Further, although certain details have not yet been finalized, the applicant's development satisfies various LEED checklist items including:

- Infill development that takes advantage of existing infrastructure and the site location to basic community services including public transportation;
- Programmable Thermostats;
- Energy-Efficient Lighting with LED Bulbs;
- Donation of Unused Materials;
- Low-E Glazing Windows;
- Low VOC (Volatile Organic Compounds) Paints;
- Energy-Efficient Appliances and Heating and Cooling;
- Environmentally-Friendly Refrigerant;
- Accessible Bike Storage;
- Low-Flow Water Fixtures;
- Pedestrian Focused Development;
- Online Paperless Leasing;
- Recycling Programs;
- Corporate Participation in Green Causes;
- Donation of Items Left by Residents.

VII. PURPOSES OF DETAILED SITE PLANS

The purposes of a detailed site plan (DSP) are provided in Section 27-281(b) and (c) of the Zoning Ordinance, and as follows:

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient, and economical development contained in the General Plan, Master Plan or other approved plans;

(B) To help fulfill the purposes of the zone in which the land is located; (C) To provide for development in accordance with the site design guidelines established in this Division; and (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

COMMENT: The US 1 Corridor Sector Plan and Sectional Map Amendment rezoned the subject property from the R-18 Zone to the M-U-I Zone (Change Number 13) to “allow for a mix of uses and a walkable, transit-oriented pattern of development in keeping with the recommendations of the sector plan for walkable notes. In addition, the subject properties are in close proximity to the University of Maryland and represent a prime opportunity for additional student housing within walking distance to the University.” The requested DSP is in fulfillment of this recommendation, as this DSP capitalizes on the location of the property in proximity to the University of Maryland campus. The applicant’s design includes a pedestrian connection that connects the north side of the subject property directly with Lehigh Road, facilitating immediate pedestrian accessibility for the residents of Aspen - Maryland to the campus. Thus, while the south side of Building 1 will create an urban edge on the north side of Knox Road, the rear (or north side) fronts onto the campus – creating direct access to the same. In addition, the main pedestrian entrance to the residential and retail areas in both buildings include a large canopy and is located in close proximity to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. The sidewalk and adjacent landscape areas compliment the surrounding buildings and create an improved walkability factor with the elimination of large expansive curb cuts, creating a more continuous sidewalk.

The Applicant contends that the Detailed Site Plan is substantially in conformance with the design principles of the *Central US 1 Corridor Sector Plan* and, as such, conforms to the general purposes of a detailed site plan.

VIII. PURPOSES OF THE M-U-I ZONE

Section 27-282(b)(1)(B) of the Zoning Ordinance provides that a detailed site plan needs to “fulfill the purposes of the zone in which the land is located.” As indicated previously, the subject property was comprehensively rezoned in 2010 by the Sectional Map Amendment from the R-18 Zone to the M-U-I Zone. The purposes of the M-U-I Zone are provided in Section 27-546.15(a) and (b) as follows:

(a) The general purpose of the M-U-I Zone is to permit, where recommended in applicable plans or requested by a municipality, a mix of residential and commercial uses as infill development in areas which are already substantially developed. The M-U-I Zone may be approved on properties which adjoin developed properties or otherwise meet plan recommendations and which have overlay zone regulations requiring site plan review, or on property owned by a municipality which requests the zone.

(b) The specific purposes of the M-U-I Zone are:

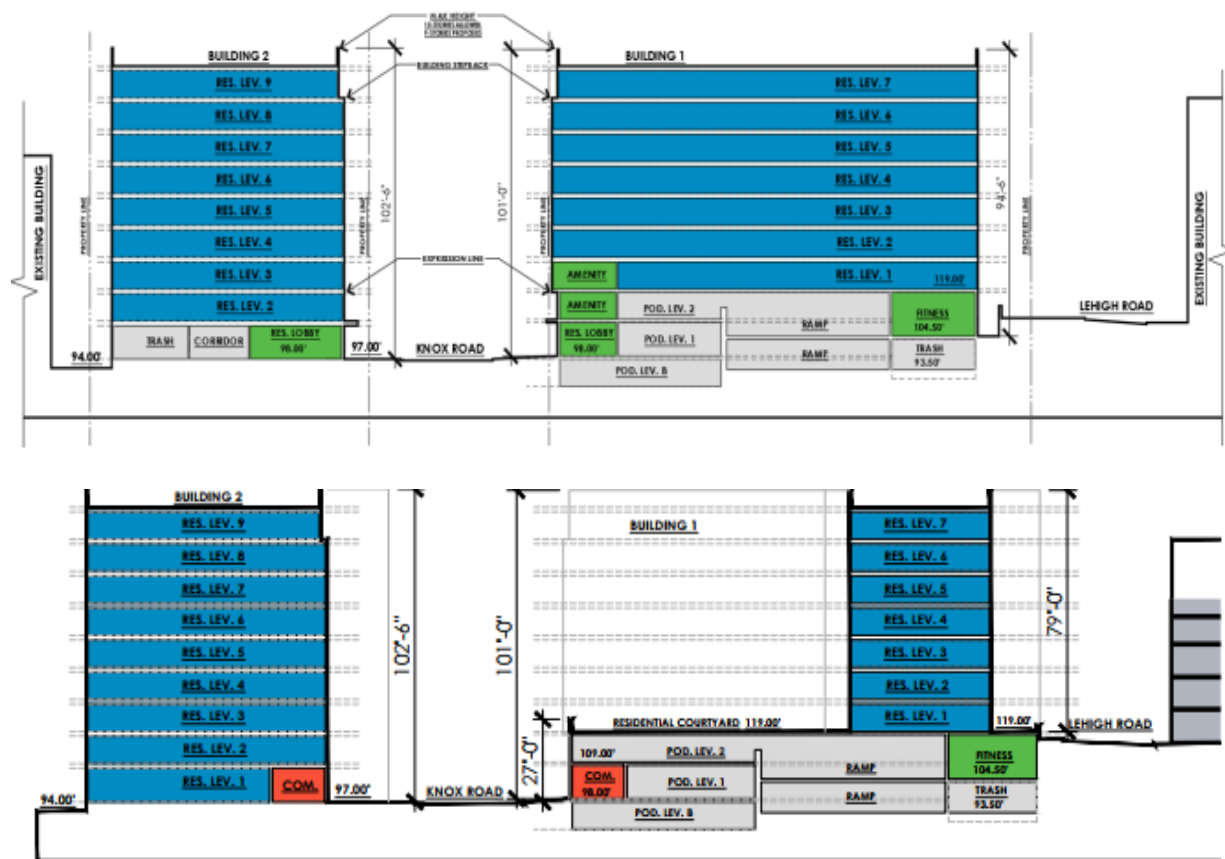
- (1) To implement recommendations in approved Master Plans, Sector Plans, or other applicable plans by encouraging residential or commercial infill development in areas where most properties are already developed;**
- (2) To simplify review procedures for residential, commercial, and mixed residential and commercial development in established communities;**
- (3) To encourage innovation in the planning and design of infill development;**
- (4) To allow flexibility in the process of reviewing infill development;**
- (5) To promote smart growth principles by encouraging efficient use of land and public facilities and services;**
- (6) To create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses; and**
- (7) To permit redevelopment, particularly in areas requiring revitalization, of property owned by a municipality.**

COMMENT: Again, the subject property was rezoned to the M-U-I Zone to “allow for a mix of uses and a walkable, transit-oriented pattern of development in keeping with the recommendations of the sector plan for walkable notes. In addition, the subject properties are in close proximity to the University of Maryland and represent a prime opportunity for additional student housing within walking distance to the University.” The development proposed is consistent with the purpose for rezoning the property to the M-U-I Zone. Moreover, the proposed development is not inconsistent with development that has occurred in recent years along the south side of Knox Road (known as Terrapin Row, which was also rezoned in the SMA in Change No. 13 to the M-U-I Zone) and recent development in the immediate area on the University of Maryland campus.

The applicant further contends that the proposed development meets the specific purposes of the M-U-I Zone. The development, in addition to implementing the recommendations of the Sector Plan, contemplates a number of design concepts and density that is only achievable through the M-U-I Zone. The development proposes a mix of uses that include residential multifamily units (to accommodate student housing for the University of Maryland) and commercial/retail (envisioned as an eating or drinking establishment) space, which permits the density envisioned in the Sector Plan and proposed with DSP-20031. (*See* Sec. 27-546.18(b) (“Where an owner proposes a mix of residential and commercial uses on a single lot or parcel in the M-U-I Zone, the site plan as approved shall set out the regulations to be followed.”)). The proposed development, as depicted on the DSP, facilitate the seamless blend of

the southern campus of the University to the existing development on the south side of Knox Road.

As depicted below, the proposed buildings compliment the use of the surrounding topography and midrise residential developments. The design actively engages with the topography of the site in a way that reflects the hierarchy of the architectural program by giving prominence to the pedestrian experience.



IX. M-U-I ZONE REQUIREMENTS

Section 27-546.18 of the Zoning Ordinance sets forth certain regulations applicable to development in the M-U-I Zone. Specifically, that section provides as follows:

- (a) Except as provided in Subsection (b), the regulations governing location, setbacks, size, height, lot size, density, and other dimensional requirements in the M-U-I Zone are as follows:
 - 1. R-18 Zone regulations apply to all uses in Section 27- 441(b)(3), Miscellaneous;

COMMENT: Not applicable

- 2. R-18 Zone regulations apply to all uses in Section 27- 441(b)(6), Residential/Lodging, except hotels and motels;**

COMMENT: Not applicable.

- 3. C-S-C Zone regulations apply to hotels and motels and all other uses; and**

COMMENT: Not applicable.

- 4. Multifamily residential densities up to forty-eight (48) units per acre are permitted.**

COMMENT: Not applicable.

- (b) Where an owner proposes a mix of residential and commercial uses on a single lot or parcel in the M-U-I Zone, the site plan as approved shall set out the regulations to be followed. The approved regulations may reduce parking requirements by thirty percent (30%), where evidence shows that proposed parking will be adequate, notwithstanding provisions in Part 11.**

COMMENT: As indicated previously, the applicant is proposing a mix of residential and commercial/retail uses in this Detailed Site Plan, and the site plan shall set out the regulations to be followed, consistent with the development regulations set forth in the *Central US 1 Corridor Sector Plan*. The Sector Plan sets forth certain regulations that are being met or will be slightly modified pursuant to Section 27-548.25(c). All requested modifications will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan.

Section 27-546.19(c), Site Plans for Mixed Uses, of the Zoning Ordinance requires that:

- (c) A Detailed Site Plan may not be approved unless the owners shows:**
 - 1. The site plan meets all approval requirements in Part 3, Division 9;**
 - 2. All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;**

COMMENT: Although the site plan does not meet all of the applicable site design guidelines and development district standards of the Sector Plan, as discussed above, the applicant has requested modifications pursuant to Section 27-548.28(c) that the Planning Board apply development district standards that differ from the applicable standards. The applicant contends that the requested modifications will benefit the development and the Development District and do not substantially impair the implementation of the Sector Plan.

- 3. Proposed uses on the property will be compatible with one another;**

4. Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District, and;

COMMENT: The proposed uses on the property are predominantly multifamily residential and a 2,078 square foot, street-level (Knox Road), retail component. These uses are compatible with one another. The abutting properties to the south, east, and west, are all zoned M-U-I and are included in the development district. The property to the north is the University of Maryland, and all uses are compatible with the proposed use. The existing uses are compatible with the proposed mixed-use residential development, and the future development of abutting sites are either already redeveloped or approved for similar development (both in height and density), as envisioned by the sector plan, which is compatible with the proposed uses of the subject site.

5. Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied:

(A) Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;

COMMENT: The adjacent properties to the north and south are developed with multi--story institutional/residential building and multi-family units, respectively. The adjacent property to the east is a multi-family development envisioned for multi-story redevelopment at a height that is supported by the University of Maryland. The buildings and uses proposed for the subject site are aligned with the vision and intent of the sector plan and development district, and is generally compatible in size, height, and massing to existing buildings on adjacent properties including recently approved development adjacent to Building One (to with: The Hub; DSP-19054). Moreover, and as outlined above, the applicant further contends that the proposed development meets this requirement as it facilitates the seamless blend of the southern campus of the University to the existing development on the south side of Knox Road, and capitalizes on the sector plans vision of the Knox Road redevelopment.



(B) Primary facades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots and driveways;

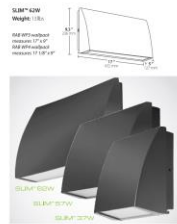
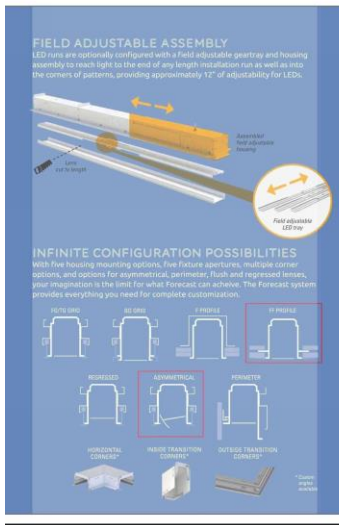
COMMENT: The primary façades of Building 1 and 2 faces Knox Road, the only accessible street abutting the site. Lehigh Road, on the north side is wholly within state owned property, and sits much higher than the subject property. The applicant designed its site plan to propose a private pedestrian connection from the third floor of the building to Lehigh Road.



Moreover, connected sidewalks and on-site walkways are provided on the south side of Building One and the north and west side of Building Two. On-site vehicular circulation is limited to a three-level internal parking structure, with one access point to Knox Road. The sidewalk along Knox Road will cross the driveway aprons, but otherwise, pedestrian and vehicular circulation on-site is separated, minimizing the need for pedestrians to cross parking lots and driveways.

(C) Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building facades on adjacent properties;

COMMENT: The photometric plan provided with the application indicates that the proposed lighting design will minimize glare, light, and visual intrusion into nearby properties and buildings. Building lighting is provided at locations to accent the style of the building and its architecture, as well as to provide well lit areas that adhere to CPTED practices.



(D) Building materials and color should be similar to materials and colors on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;

COMMENT: As depicted on the DSP, and referenced herein, the materials and colors selected to face the proposed building are compatible with those utilized in similar scale developments recently constructed within the development district. The materials proposed include a mix of colored brick veneer, hard-coat stucco, fiber cement siding and metal siding. The Knox Road frontage is designed to provide details that address the utilization of full length windows and awning, which is indicative of design features recommended in the Sector Plan. The main pedestrian entrance to the residential and retail areas includes a large canopy with an outdoor terrace and is located in close proximity to the existing Terrapin Row walkway and crosswalk, enhancing an activity zone. Consequently, the requested amendment does not substantially impair the implementation of the Sector Plan.

(E) Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;

COMMENT: The DSP does not propose outdoor storage areas and includes most of the mechanical equipment internal to the building/site. As depicted on the site plan and landscape plan, all but one transformer is screened from the public realm by the building and landscaping. The transformer that is necessary to serve Building 2 is along Knox Road, however, and similarly with other recently approved projects in the corridor, the applicant is proposing a screening detail for this transformer.



The applicant has designed these locations in effort to ensure that they are not visible from the street, saving the transformer for Building 2, which will be screened with a decorative treatment.

(F) Signs should conform to the applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and

COMMENT: Technically speaking, all of the signage proposed by the DSP conforms to the D-D-O Zone standards, since the internally illuminated signage utilizes channel letters. Moreover, as discussed above, the applicant is proposing murals on both buildings, which will enhance the view shed and corridor.



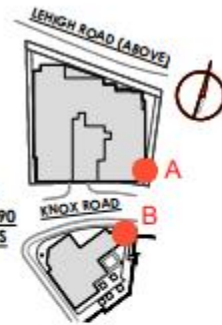
SIGNAGE

SIDE 3" DEEP

-SIGN A4
QUANTITY : 2
DIMENSIONS : 33'-0" X 3'-0"
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS -
ARIAL BOLD FONT

FRONT 33'-0" X 2'-9"
AREA 91 SF

SW6990



-SIGN A3
QUANTITY : 1
DIMENSIONS : 6'-7" X 1'-0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT

SW6990

PARKING

FRONT 6'-6" X 1'-0" / AREA 6.5 SF

SIDE 3" DEEP



2 - BLD. 1 - RESIDENTIAL LOBBY ENTRANCE



4 - BLD. 2 - COMMERCIAL LOBBY ENTRANCE

-SIGN A2
QUANTITY : 4
DIMENSIONS : 11'-0" X 1'-0" /
3" DEEP ALUMINUM RETURNS
1" TRIM CAP WITH WHITE ACRYLIC FACES
RETURNS AND TRIM CAP TO MATCH
SW6990
INTERNALLY ILLUMINATED WITH WHITE LEDS
SIGN TYPE :
FACE ILLUMINATED CHANNEL LETTERS -
ARIAL BOLD FONT

SW6990



1 - BLD. 1 - COMMERCIAL LOBBY ENTRANCE



3 - BLD. 2 - RESIDENTIAL LOBBY ENTRANCE

SIGNAGE
FRONT 11'-0" X 1'-0"
AREA 11 SF

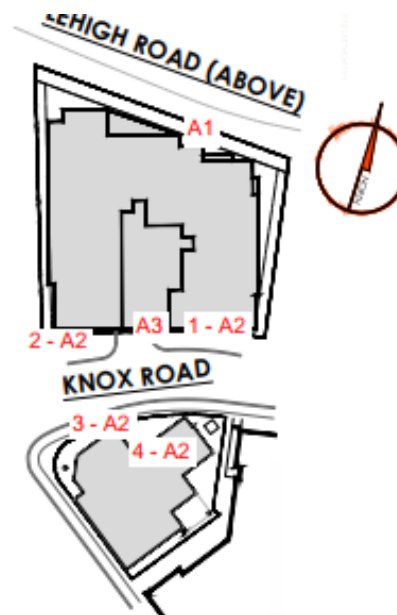
SIDE 3" DEEP

-SIGN A1
 QUANTITY : 2
 DIMENSIONS : 6'-0" X 1'- 0" /
 3" DEEP ALUMINUM RETURNS
 1" TRIM CAP WITH WHITE ACRYLIC FACES
 RETURNS AND TRIM CAP TO MATCH SW6990
 INTERNALLY ILLUMINATED WITH WHITE LEDS

SW6990

SIGN TYPE :
 FACE ILLUMINATED CHANNEL LETTERS - ARIAL BOLD FONT

SIGN 1
 FRONT 6'-0" X 1'-0" SIDE 3" DEEP
 AREA 6 SF



SIGNAGE LOCATOIN KEY PLAN

Moreover, the allowable signage area is met, as follows:

SIGNAGE ORDINANCE REQUIREMENTS	
BUILDING 1: KNOX ROAD SF ALLOWED: 228SF (10% COMMERCIAL SF) SF PROPOSED: 120 SF TOTAL PAINTED MURAL SF: 1000 SF (ALLOWED TO EXCEED 10% COMMERCIAL SF)	BUILDING 2: KNOX ROAD SF ALLOWED: 174 SF SF PROPOSED: 126 SF TOTAL PAINTED MURAL SF: 740SF (ALLOWED TO EXCEED 10% COMMERCIAL SF)
LEHIGH ROAD SF ALLOWED: 118 SF SF PROPOSED: 6 SF	

Sample representations of proposed artwork have been provided on the DSP. A note on the site plan has been added to ensure that the artwork is for illustrative purposes and may be updated or changed, seasonally, without amending the DSP.

MURAL - DESIGN :

TYPICAL MURAL DESIGN INTENT

FOR ALL 3 MURAL LOCATIONS

This image is meant to depict the basic design intent for the murals regarding color, theme, and content and is for illustrative representation only. The final draft for the murals may vary.

1 - DIMENSIONS : 46'-0" X 9'-0"

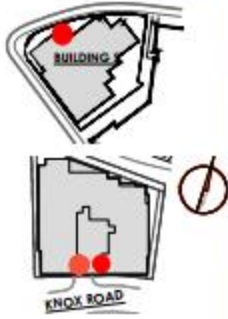
2 - DIMENSIONS : 40'-0" X 14'-0"



BUILDING 2 MURAL



BUILDING 1 WEST MURAL



CONCEPT IMAGERY FOR MURAL:



ABSTRACT INTERPRETATION
OF UNIVERSITY MASCOT
AND SCHOOL PRIDE

MC ESCHER ARTISTIC
STYLE OF EVOLVING
PATTERN MAKING



ABSTRACT
INTERPRETATION OF
MARYLAND FLAG
COLORS

PROPOSED MURAL
DESIGN THEME (ACTUAL
FINAL ARTWORK TBD)

(G)The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:

(i) Hours of operation or deliveries;

COMMENT: The applicant has not yet finalized all operational components of the building, but would anticipate that that all deliveries would occur during normal business hours. Regardless, trash area are provided internal to the building and located directly adjacent to the MEP space, minimizing any adverse impacts on the adjacent properties and surrounding neighborhood.

(ii) Location of activities with potential adverse impacts;

COMMENT: No activities with potential adverse impacts are proposed on-site, this is particularly true since the trash facilities are located internal to the proposed building. Moreover, no loading spaces are provided, as all units are fully furnished. Adequate space is provided in the parking garage to handle any delivers for the commercial retail spaces.

(iii)Location and use of trash receptacles;

COMMENT: An internal location within the parking garage area of Building 1 and at the rear of first floor of Building 2 is designated for the storage of trash receptacles. The internal location will minimize potential adverse impacts on adjacent properties and the neighborhood. Trash will be rolled out to the street on trash pick-up days and containers will then be immediately put back into the storage areas by the building mechanical and operating staff.

(iv) Location of loading and delivery spaces;

COMMENT: Pursuant to Section 27-546.18(b), since the applicant is proposing a mix of residential and retail uses in both buildings, which are, respectively, on a single lot or parcel, the site plan shall set out the regulations to be followed. In this instance, the applicant does not propose any loading spaces due to the fact that all residential units are fully furnished, and residents only need to bring personal items when moving in. Moreover, there is sufficient room in the garage to serve any deliveries for the proposed commercial/retail space, which will not depend on large truck deliveries.

(v) Light intensity and hours of illumination; and

COMMENT: The photometric plan included with the DSP confirms that there is minimal adverse impacts on adjacent properties and the surrounding neighborhood from the proposed building.

(vi) Location and use of outdoor vending machines.

COMMENT: No outdoor vending machines are proposed by this DSP.

X. LANDSCAPE MANUAL

The Central US 1 Corridor Sector Plan and SMA provides, at page 226, that “if a development standard is not covered in the plan, the applicable sections of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) shall serve as the requirement.” Additionally, pursuant to page 229 of the Sector Plan, the provisions of the Landscape Manual regarding Commercial and Industrial Landscaped Strip Requirements (Section 4.2), Parking Lot Requirements (Section 4.3), and Buffering Incompatible Uses (Section 4.7) do not apply within the development district. Therefore, the DSP is only subject to Sections 4.1, 4.9 and 4.10 of the Landscape Manual.

- a. Section 4.1 requires that a certain amount of planting is provided on the site of any proposed residential use. One shade tree is required to be planted for each 1,000 feet of green area provided.**

COMMENT: The provided Landscape Plan, filed in conjunction with DSP-20031, conforms to this requirement. Specifically, and as provided on the Landscape Plan, nine (9) shade trees are required and eight (8) shade and six (6) ornamental trees are proposed, which satisfies the requirement.

- b. Section 4.9 requires that a percentage of the proposed plant material be native plants.**

COMMENT: A Section 4.9 chart demonstrating conformance with this requirement is provided on the Landscape Plan.

- c. Section 4.10 requires a certain amount of planting be provided along private streets.**

COMMENT: Lehigh Road is a private street within the University of Maryland campus. As such, this requirement may not be applicable. Nevertheless, the applicant is providing the Section 4.10 plantings. Specifically, the Landscape Plan provides that six (6) street trees are required and the applicant is proposing six (6) street trees (five new street trees and one existing street tree).

XI. TREE CANOPY COVERAGE REQUIREMENT

The subject site is located in the M-U-I Zone and a ten percent (10%) tree canopy coverage (TCC) requirement applies pursuant to Section 25-128(b) of the County Code. The subject property is 0.846 acres and requires 0.0846 acre, or 3,685 square feet, of TCC area/coverage. A TCC schedule is provided on the Landscape Plan, and provides that 4,275 square feet of tree canopy coverage is provided, which satisfies this requirement.

XII. APPLICABLE CONDITIONS OF APPROVAL

CONFORMANCE WITH prior conditions of approval:

As it relates to the review of this DSP, the applicable conditions of approval for Preliminary Plan of Subdivision 4-20017 (PGCPB No. 2021-03) are as follows:

- 6. Prior to approval of the first building permit for the subject property, the applicant, and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-124.01 of the Subdivision Regulations (Required Off-Site Facilities), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**
 - a. A raised crosswalk crossing Knox Road between the two buildings and two handicap (ADA) accessible perpendicular curb ramps, and pedestrian crossing/hump signage assemblies (one on each side of the raised crosswalk), unless modified by the City of College Park with written correspondence, to be consistent with the applicable design standards and guidelines, but not to be removed.**

- b. Four ADA accessible perpendicular curb ramps along the east side of Mowatt Lane at the intersections for the parking garage entrance, unless modified by the University of Maryland with written correspondence, to be consistent with the applicable design standards and guidelines.**
- c. One ADA accessible perpendicular curb ramp at the north east corner of the intersection of Knox Road and Guilford Drive/Mowatt Lane, unless modified by the City of College Park with written correspondence, to be consistent with the applicable design standards and guidelines, but not to be removed.**
- d. Widen existing sidewalk for a minimum of 5 feet wide from the curb ramp at the north east corner of the intersection of Knox Road and Guilford Drive/Mowatt Lane to the sidewalk along Mowatt Lane, unless modified by the City of College Park with written correspondence, to be consistent with the applicable design standards and guidelines, but not to be removed.**
- e. Four R4-11 “Bicycle may use full lane” signage assemblies along Mowatt Lane, unless modified by the University of Maryland with written correspondence, to be consistent with the applicable design standards and guidelines.**
- f. Six shared-lane markings (sharrows) along Mowatt Lane, unless modified by the University of Maryland with written correspondence, to be consistent with the applicable design standards and guidelines.**

COMMENT: The DSP includes the BPIS Exhibit that depicts the facilities described in Condition 6.

- 7. Prior to acceptance of a detailed site plan, the applicant, and the applicant’s heirs, successors, and/or assignees shall provide a pedestrian and bikeway exhibit that illustrates the location, limits, specifications, and details of the off-site pedestrian and bikeway adequacy facilities, as described in condition 6, consistent with Section 24-124.01(f) of the Subdivision Regulations.**

COMMENT: Details of these facilities are provided in the DSP for review by the Urban Design Section of Development Review Division.

- 10. The private on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George’s County Planning Department, for adequacy and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the submittal of the detailed site plan.**

COMMENT: All private on-site recreation facilities are depicted on the DSP. Although these amenities are provide in greater detail on the DSP, a general description of the facilities are as follows:

Building 1 (88 units)

- Fitness Center
- 8 Study Rooms (1/level)
- Collaboration/Computer Room(s)
- Lounge
- Outdoor pool and pool deck
- Resident Bistro area

Building 2 (41 units)

- Lounge
- 8 Study Rooms (1/level)

Residents in both buildings will have access to the fitness center, lounges, pool and pool deck, bistro, etc.

Based on the formula for determining the value of the recreational facilities to be provided in this subdivision, the total value required is \$158,543 ($129 \text{ units} \times 3.26 = 420.54 / 500 = 0.84 \times \$188,500 = \$158,543$). However, the current cost estimate for these facilities is approximately \$1,109,768, which will increase more when final furnishings, programing, and equipment is selected for areas like the lounges, pool and pool deck, and fitness center.

XII. CONCLUSION

The Applicant requests approval of its Detailed Site Plan to allow the subject property to be developed with a total of 129 multifamily dwelling units for student housing and approximately 2,078 total square feet of commercial/retail space (envisioned to be an eating or drinking establishment) in two buildings (Building 1 and Building 2). The Applicant contends that this request, with limited modifications to certain development district standards, will benefit the development and the Development District, and will not substantially impair implementation of the Sector Plan. That is, based on the foregoing and the evidence that has or will be submitted into the record, this application does not substantially impair the implementation of the Sector Plan and the modifications to the standards are needed to facilitate the development. Finally, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. Therefore, the Applicant respectfully requests that DSP-20031 be approved.

Respectfully submitted,

McNAMEE, HOSEA, JERNIGAN, KIM,
GREENAN & LYNCH, P.A.

By:



Matthew C. Tedesco
Attorney for the Applicant

Date: March 4, 2021
(35 Day Resubmittal in response to SDRC)



ASPEN - COLLEGE PARK

MOWATT LANE AND KNOX ROAD BPIS EXHIBIT

Matthew C. Tedesco, Esquire
Admitted in Maryland

E-mail: MTedesco@mhlawyers.com
Direct Dial: Extension 222

March 4, 2021

Via Electronic Delivery

Andrew Bishop
Development Review Division
M-NCPPC
County Administration Building
Upper Marlboro, MD 20772

**Re: DSP-20031 – Aspen - Maryland
Point-By-Point Response Letter To SDRC Comments
SDRC Date: February 19, 2021**

Dear Andrew:

On behalf of the applicant, please find below point-by-point responses to the SDRC comments transmitted to the applicant on February 22, 2021.

Pedestrian and Bicycle Facilities:

Major Issues

Staff recommend that the applicant:

1. Label the width of all sidewalks within the subject site.

Response: Sidewalk width has been labeled on the DSP.

2. Provide a detail exhibit showing details of the decorative sidewalks and their location on the site plan.

Response: The DSP has been revised to provide: (i) the location of the proposed concrete sidewalk along the property frontages; (ii) the stamped concrete crosswalk at the garage entrance; and (iii) the decorative pavers at the entrance plazas to each building. Details of each have been provided on the plans as well.

3. Revise the plan to extend the sidewalk across the driveway entrance on Knox Road.

Response: Stamped concrete is being proposed across the garage entrance and the DSP has been revised to reflect the same.

4. Provide a detail exhibit showing the specifications and arrangement of the interior bicycle racks.

Response: Details of the interior bicycle racks have been added to the DSP on Sheet DSP-6.

5. Revise the statement of justification to include a description of the measures used to protect parked bicycles from weather, theft, and vandalism.

Response: Bike room will be key fobbed with secure access, and all corridors will be monitored with security cameras.

6. Label the location of trash cans near the entrances of the proposed buildings.

Response: Trash cans have been added to the areas near the entrance of each building. They have been labeled in plan view and a detail has been provided.

7. Revise the plan to include the raised crosswalk crossing Knox Road.

Response: The raised crosswalk across Knox Road, as well as details of the crosswalk, have been added to the DSP.

Historic Preservation:

1. Prior to approval of the issuance of a grading permit, all standing structures on the subject property shall be documented on a Maryland Inventory of Historic Properties form to be reviewed and approved by Historic Preservation staff. The form shall include floor plans, representative interior and exterior photos of the dwellings, and exterior photographs of the outbuildings and signage.

Response: The applicant acknowledges this comment.

Community Planning:

The Community Planning Division requests the following information:

1. Details of the servicing and loading of Building 1, specifically where trash is picked up. This service should be hidden from view as much as possible.

Response: Building 1 has an interior trash room, which is depicted on the DSP Architectural Sheet, and the containers will be rolled to the street for pick-up on trash days.

2. Details of the transformer screening.

Response: Details of the transformer screening are provided on the revised DSP.

The Community Planning Division requests the following modifications to the SOJ:

1. Sustainability and the Environment: LEED Certification requirement. *All development within the walkable nodes shall obtain a minimum of silver certification in one of the following applicable LEED rating systems: new construction and major renovations...*” (p. 256).

Response: The SOJ has been revised to confirm that the requested modification to this development district standard will be to obtain an equivalent to LEED Silver in the form of NGBS Silver, which has been approved by the Planning Board in prior cases.

Subdivision:

PPS approved. Plan awaiting certification and must be certified prior to the DSP Certification.

Response: The applicant acknowledges this comment.

Label the lots on the DSP consistent with the PPS; PPS on the 100yr flood plan and PMA needs to be shown on DSP; Acreage and net lot be shown on DSP.

Response: DSP has been updated to label all lots consistent with the approved PPS; to show the 100-year floodplain and PMA; and corrects the acreage and net lot area.

Fire:

Paved width of Lehigh Road; Fire hydrants not shown, need to be shown (Existing and proposed); rooftop grill needs to be 30' separation.

Response: NFPA 2015 Code requirement is that grills must be ten (10) feet from any structure. The DSP has been revised to show all dimensions from the proposed grill in conformance with the following:

10.10.6 Cooking Equipment.

10.10.6.1 For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

10.10.6.2 For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

Urban Design:

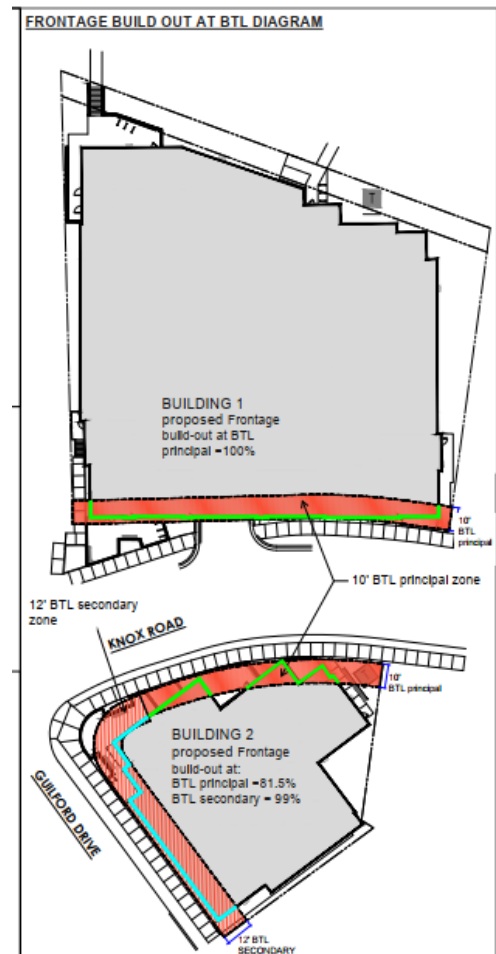
MAJOR ISSUES:

1. Show the recreational facilities and details on the DSP, as described in the SOJ, and other documentation submitted.

Response: DSP has been revised to include the recreational facilities.

2. Provide clarification and an exhibit for why a departure is not needed for the building's frontage requirements along the frontage of Knox Road.

Response: The applicant and the design team met with Mr. Andrew Bishop on February 25, 2021 to discuss this comment. It was confirmed and agreed that the build-to-line requirements of the DDO are met. The following has been added to the DSP for clarity:



3. Provide examples of artwork and murals that will be proposed on the buildings.

Response: Sample representations of proposed artwork have been provided on the DSP. A note on the site plan has been added to ensure that the artwork is for illustrative purposes and may be updated or changed, seasonally, without amending the DSP.

4. Consider providing additional opportunities for artwork, plaza space, and street scape amenities where appropriate.

Response: Decorative pavers have been added at the entrances and plazas for both buildings, which include seating areas. Details of the pavers have been added to the DSP.

5. Provide detail for all improvements in the pool area such as the trash cans, trellis, tables, etc.

Response: The DSP has been revised to provide more details for these items, which are provided on Sheet DSP-10 and DSP-12 .

6. Provide detail and label the location of the raised crosswalk across Knox Road between the two buildings.

Response: The raised crosswalk across Knox Road, as well as details of the crosswalk, have been added to the DSP.

7. Provide dimensions of parking spaces and drive isles proposed for parking garage.

Response: DSP has been revised to provide these dimensions on Sheet DSP-14 .

8. Provide dimensions of sidewalk on DSP.

Response: DSP has been revised to provide the dimensions of all sidewalks.

9. Include architectural plans as separate sheets in DSP set.

Response: DSP Sheet Index has been updated and the plan sets have been included into one DSP package.

10. Provide illustrative rendering of revise site plan.

Response: An illustrative rendering of the site plan has been added to the DSP plan set.

City of College Park:

1. Provide required number of Handicapped accessible parking spaces. Stated the requirement is 5 spaces but only providing 4.

Response: Based on ADA Guideline, Section 208.2, the applicant is proposing ninety-nine (99) parking spaces, which requires four (4) handicapped spaces, and four (4) handicap spaces are provided.

2. Confirm that will be seeking NGBS Silver and not NGBS Bronze.

Response: SOJ has been revised to clarify that the applicant is proposing NGBS Silver certification.

3. Keep the tree at Knox Road and Guilford, if existing trees are removed, need to replace.

Response: The applicant acknowledges this comment.

4. To remove trees on Lehigh, need permission from UMD.

Response: The applicant acknowledges this comment.

5. Change facade material from mostly stucco.

Response: As provided on Page 251 of the Central US 1 Corridor Sector Plan and SMA, “stucco may also be appropriate in the Central US 1 Corridor,” and “surfaces finished in stucco should be smooth and hand troweled in texture and painted.” The stucco application proposed is a three-coat stucco system that is hand troweled – it is not a sprayed-on stucco nor an EIFS system. Details of the stucco system have been added to the DSP.

6. Try to provide required expression line (above second story) along Guilford Drive. Consider a brick expression line.

Response: Brick is provided up to the third level for the majority of the building façade fronting on Guilford Drive.

7. How deep is the 8th story setback?

Response: Building 1 and Building 2 both indicate a minimum of one (1) foot setback between the 8th and 9th residential levels. In addition to providing a façade setback, the building design for Building 1 purposefully and strategically utilizes a “U-shape” opening to Knox Road in order to provide more relief and activation along the street edge. Similarly, Building 2, although within the Walkable Node – University Character Area, has been designed with a “saw-tooth” façade along Knox Road in order to create both building relief and pedestrian activation zones (outdoor seating, landscaped areas, and entry plaza).

8. Need a modification if not complying with the 3rd layer parking setback.

Response: The SOJ has been revised to request a modification to this DDO standard.

If you have any questions, please do not hesitate to contact me at 301-441-2420.

Sincerely,



Matthew C. Tedesco

DSP-20031
ASPEN - MARYLAND

DEVELOPER/APPLICANT

YORK ACQUISITIONS, LLC
8008 CORPORATE CENTER DRIVE, SUITE #201
CHARLOTTE, NC 28226
STEFAN GASSNER
704-255-5942



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PERMIT USE NO. 20602153-5

PREPARED BY

CONTACT: NICHOLAS B. SPEACH

REFERENCES

◆ **BOUNDARY & TOPOGRAPHIC SURVEY:**
BOHLER
"ASPEN HEIGHTS STUDENT HOUSING
4204, 4205 & 4206 KNOX ROAD"
DATED: 05/12/20
JOB # SB192199
ELEVATIONS: NGVD1929

◆ **ARCHITECTURAL PLAN:**
BSB DESIGNS
"STUDENT HOUSING STUDY COLLEGE
PARK, MARYLAND"
DATED: 07/31/20

◆ BOUNDARY & TOPOGRAPHIC SURVEY:

BOHLER
"ASPEN HEIGHTS STUDENT HOUSING
4204, 4205 & 4206 KNOX ROAD"
DATED: 05/12/20
JOB # SB192199
ELEVATIONS: NGVD1929

◆ **ARCHITECTURAL PLAN:**
BSB DESIGNS
"STUDENT HOUSING STUDY COLLEGE
PARK, MARYLAND"
DATED: 07/31/20

BOHLER
*ASPEN HEIGHTS STUDENT HOUSING

4204, 4205 & 4206 KNOX ROAD*
DATED: 05/12/20
JOB # SB192199
ELEVATIONS: NGVD1929

◆ **ARCHITECTURAL PLAN:**
BS8 DESIGNS
*STUDENT HOUSING STUDY COLLEGE
PARK, MARYLAND*
DATED: 07/31/20

DATED: 05/12/20
JOB # 88102100

◆ **ARCHITECTURAL PLAN:**
BSB DESIGNS
"STUDENT HOUSING STUDY COLLEGE
PARK, MARYLAND"
DATED: 07/31/20

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20230300, 20230456

UTILITY COMPANY

CROWN CASTLE/STAKE CENTER
PEPCO/ DCI UTILITY LOCATI
UNIVERSITY OF MARYLAND
VERIZON
WASHINGTON GAS-UTILIQUEST
WSSC - PINPOINT UG
COMCAST-UTILIQUEST

GENERAL NOTES

1. THIS PLAN IS BASED ON AN ALTA/ACSM TITLE SURVEY BY:
BLOHER
TITLED: "ASPEN HEIGHTS STUDENT HOUSING
4204 4206 & 4208 KNOX ROAD
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND"
PROJECT NO.: SB1021199
DATED: 02/10/20
2. OWNER:
REALTY DEVELOPMENT, LLC
4208 KNOX ROAD
COLLEGE PARK, MD 20740
3. APPLICANT:
YORK ACQUISITIONS, LLC
8008 CORPORATE CENTER DRIVE, SUITE #201
CHARLOTTE, NC 28208
CONTACT: STEFAN GASSNER
PHONE: (704) 256-5962
4. ZONING: MU (MIXED USE - INFILL) / DDO (DEVELOPMENT DISTRICT OVERLAY)
EXISTING USE: APARTMENTS
PROPOSED USE: MIXED-USE RESIDENTIAL
5. WSSC GRID: 200NE04
WATER CATEGORY: W-3
SEWER CATEGORY: S-3
6. PROPOSED PARCEL TOTAL ACREAGE:
PARCEL 1: 0.626 AC
PARCEL 2: 0.22 AC
7. PROPERTY KNOWN AS:
THE SUBJECT PARCELS ARE PARCEL A, BLOCK 6 AND LOT 57, BLOCK 16 AS R-1
AND W-100 WITH PLAN NO. 100 AND BEING THE LANDS OF REALTY DEVELOPMENT LLC
17607 FLOYD 296 AND CORRECTED IN LIBER 17980 FLOYD 364. AMONG THE LOTS
AND BLOCKS OF THE MARYLAND TAX MAP 33 PER THE ABOVE.
8. SECTOR PLAN: APPROVED CENTRAL US 1 CORRIDOR SECTOR PLAN AND SEC
MAP AMENDMENT
9. SECTOR PLAN PROVISIONS:

*VARIANCE BEING NOT COVERAGE

MAPPED SOIL TYPES

14. THERE ARE NO KNOWN SPRINGS OR SEEPS.
15. THERE ARE NO KNOWN BEDROCK OR MARLBORO CLAY OUTCROPS.
16. THE SITE IS OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA.
17. THE PROJECT IS LOCATED WITHIN THE ANACOSTIA RIVER WATERSHED WHICH HAS A DEFINED TMDL.
18. THE PROJECT IS NOT LOCATED WITHIN A TIER II WATERSHED.
19. THE PROJECT IS LOCATED WITHIN A 100-YEAR FLOODPLAIN.
20. THE PROJECT IS WITHIN AVIATION POLITY TYPE CODE 6.
21. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
22. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
23. COMPANION APPLICATIONS:
 - NRI EQUIVALENCY LETTER NRI-0555-2020
 - WFO EXEMPTION LETTER S-0401-2020
 - SITE DEVELOPMENT CONCEPT PLAN #DC-022870-2020.0
 - PRELIMINARY PLAN #A-2007-2020
 - FLOODPLAIN STUDY #FSD-001-2020-FPL
24. DURING THE DEMOLITION AND CONSTRUCTION PHASES, THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
25. DURING THE DEMOLITION AND CONSTRUCTION PHASES, THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN THE CODE OF MARLA REGULATIONS (COMAR).
26. NET DEVELOPABLE AREA OUTSIDE OF PMA: 0.826 ACRES.
25. ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
 - NET AREA WITHIN PMA: 0.02 AC.
 - NET AREA WITHIN WETLAND BUFFER: N/A
 - NET AREA WITHIN 100-YEAR FLOODPLAIN: 718 S.F. OR 0.02 AC.
26. ACREAGE OF 100-YEAR FLOODPLAIN: 718 S.F. OR 0.02 ACRES

REVISIONS



Know what's **below**.
Call before you dig.
 ALWAYS CALL 811
 fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT.

PROJECT No.:	MB192
DRAWN BY:	A
CHECKED BY:	N
DATE:	08/15
CAD I.D.:	

PROJECT

DETAILED SITE PLAN

— FOR

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com

N. B. SPEACH

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 40283 **3/4/2021**
PROFESSIONAL CERTIFICATION
 I, **CHLOE S. SPEACH**, HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
 I AM A DULY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 40283 EXPIRATION DATE: 6/14/21

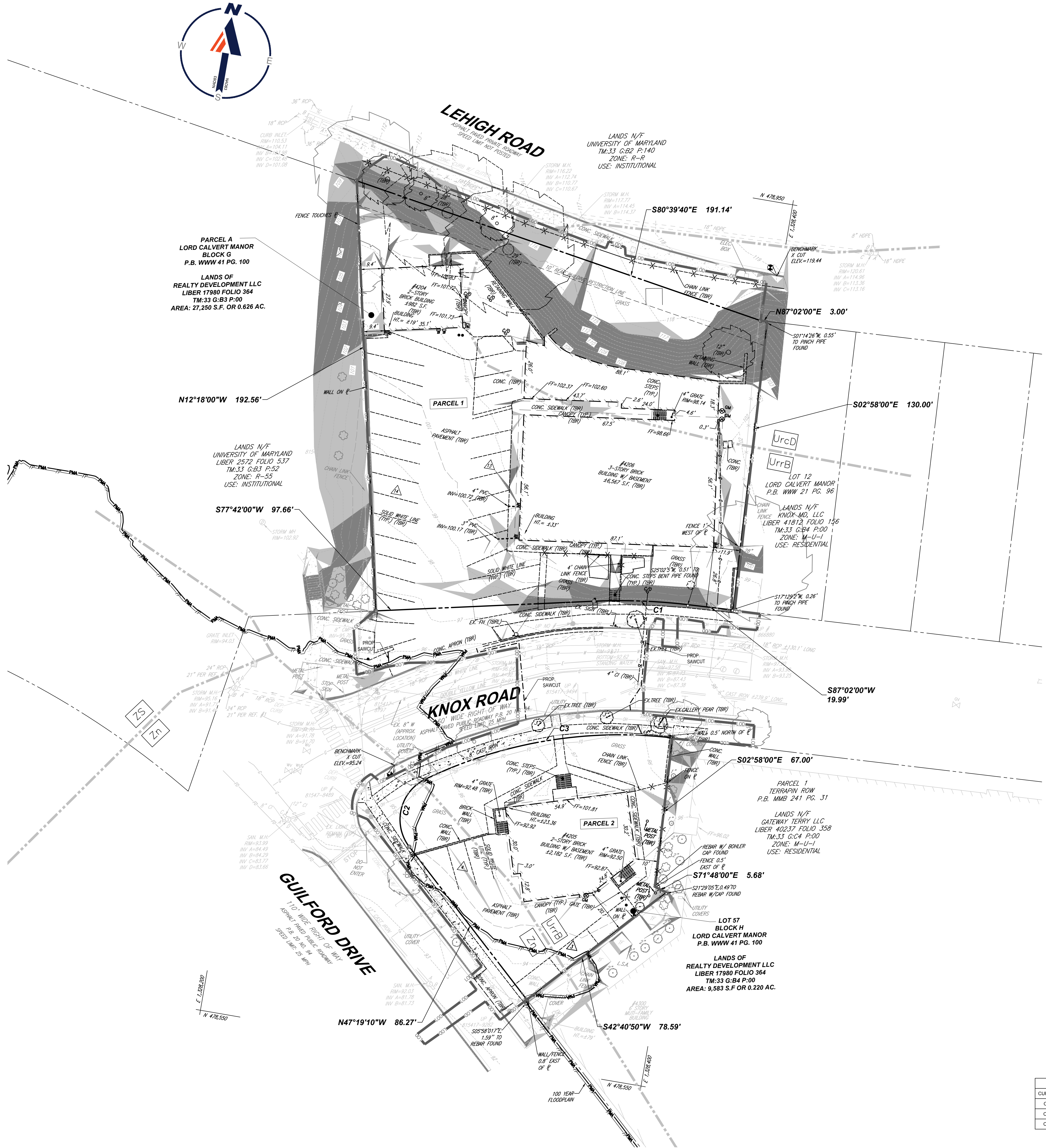
SHEET TITLE

**COVER
SHEET**

SHEET NUMBER:

DSP-1

REVISION 2 - 02/25/2



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	280.00'	42.35'	S82°22'00"W	42.31'	089°20'00"
C2	20.00'	35.53'	N03°34'10"E	31.04'	101°48'40"
C3	200.00'	113.71'	N70°44'45"E	112.18'	032°34'30"

SURVEY NOTES:

- THE SUBJECT PARCELS ARE PARCEL A, BLOCK G AND LOT 57. BLOCK H AS RECORDED IN PLAT BOOK WWW 41 PLAT NO. 100 AND BEING THE LANDS OF REALTY DEVELOPMENT LLC AS RECORDED IN LIBER 1780 FOLIO 364 AND CORRECTED IN LIBER 1780 FOLIO 364, AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND SHOWN ON TAX MAP 33 PER THE DEPARTMENT OF ASSESSMENTS.
 - PARCEL A, BLOCK G AREA = 27,250 SQUARE FEET OR 0.626 ACRES
LOT 57, BLOCK H AREA = 9,583 SQUARE FEET OR 0.220 ACRES
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MAPS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - THIS SURVEY WAS PERFORMED IN THE FIELD ON APRIL 30, 2020 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
 - ELEVATIONS ARE BASED ON NGVD03 BASED ON RIM ELEVATIONS SHOWN ON THE UNSIGNED ALTAACSM LAND TITLE SURVEY BY LOIDERMAN SOLTESZ ASSOCIATES, INC. DATED 7/22/10.
 - THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED TFRM FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 127 OF 486, MAP NUMBER 24033C0127E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
 - PARCEL A, BLOCK G ZONING: WALKABLE NODE (UNIVERSITY)
- BUILDING SETBACKS**
FRONT N/A
SIDE N/A
REAR 10 FEET
- TOTAL PARKING** 91 SPACES
PARKING RATIO 25%
PARKING GSF 43,523 SF
- LOT 57, BLOCK H ZONING: WALKABLE NODE (UNIVERSITY)**
- BUILDING SETBACKS**
FRONT N/A
SIDE N/A
REAR 10 FEET
- ALL ZONING INFORMATION WAS PROVIDED IN A STUDENT HOUSING STUDY PREPARED BY BSB DESIGN, DATED MAY 3, 2019 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCE SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
9. PARCEL A, BLOCK G IS CONTIGUOUS WITH KNOX ROAD. PUBLIC ROADWAYS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS BETWEEN THE PARCELS. LOT 57, BLOCK H IS CONTIGUOUS WITH KNOX ROAD AND GUILFORD ROAD. PUBLIC ROADWAYS AND PARCEL 1, TERRAPIN ROW ALONG THEIR COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.
10. PARKING: 34 STANDARD
0 ADA
34 TOTAL SPACES
11. THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 08-13.06.12.

LEGEND

- EXISTING
STEEP SLOPES
15-25%
- EXISTING
STEEP SLOPES
GREATER
THAN 25%
- PRIMARY MANAGEMENT
AREA
- EXISTING 100 YEAR
FLOOD PLAIN

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	08/28/20	PER MNCPPC COMMENTS	AJH
2	02/25/21	PER SORC COMMENTS	AJH



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PROJECT No.: 18192199
DRAWN BY: AJH
CHECKED BY: NBS
DATE: 08/15/20
CAD I.D.: SSO

PROJECT:

**DETAILED SITE
PLAN**

FOR

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

N. B. SPEACH

PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, N. B. SPEACH, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME AND
THAT I AM A LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 0002670200 DATE: 01/01/2021

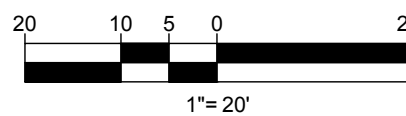
SHEET TITLE:

**OVERALL
EXISTING PLAN**

SHEET NUMBER:

DSP-3

REVISION 2 - 02/25/21



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	260.00'	42.35'	S82°22'00"W	42.31'	009°20'00"	21.22'
C2	20.00'	35.53'	N03°34'10"E	31.04'	101°46'40"	24.60'
C3	200.00'	113.71'	N70°44'45"E	112.18'	032°34'30"	58.44'

REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	08/28/20	PER MNCPPC COMMENTS	A/JH NBS
2	02/25/21	PER SDRG COMMENTS	A/JH NBS

[illegible]

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PROJECT No.:	MB192199
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	06/15/2016
CAD ID:	606

PROJECT:

DETAILED SITE PLAN

— FOR —

ASPEN - MARYLAND

PROPOSED DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

BOHLER//

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com

N. B. SPEACH

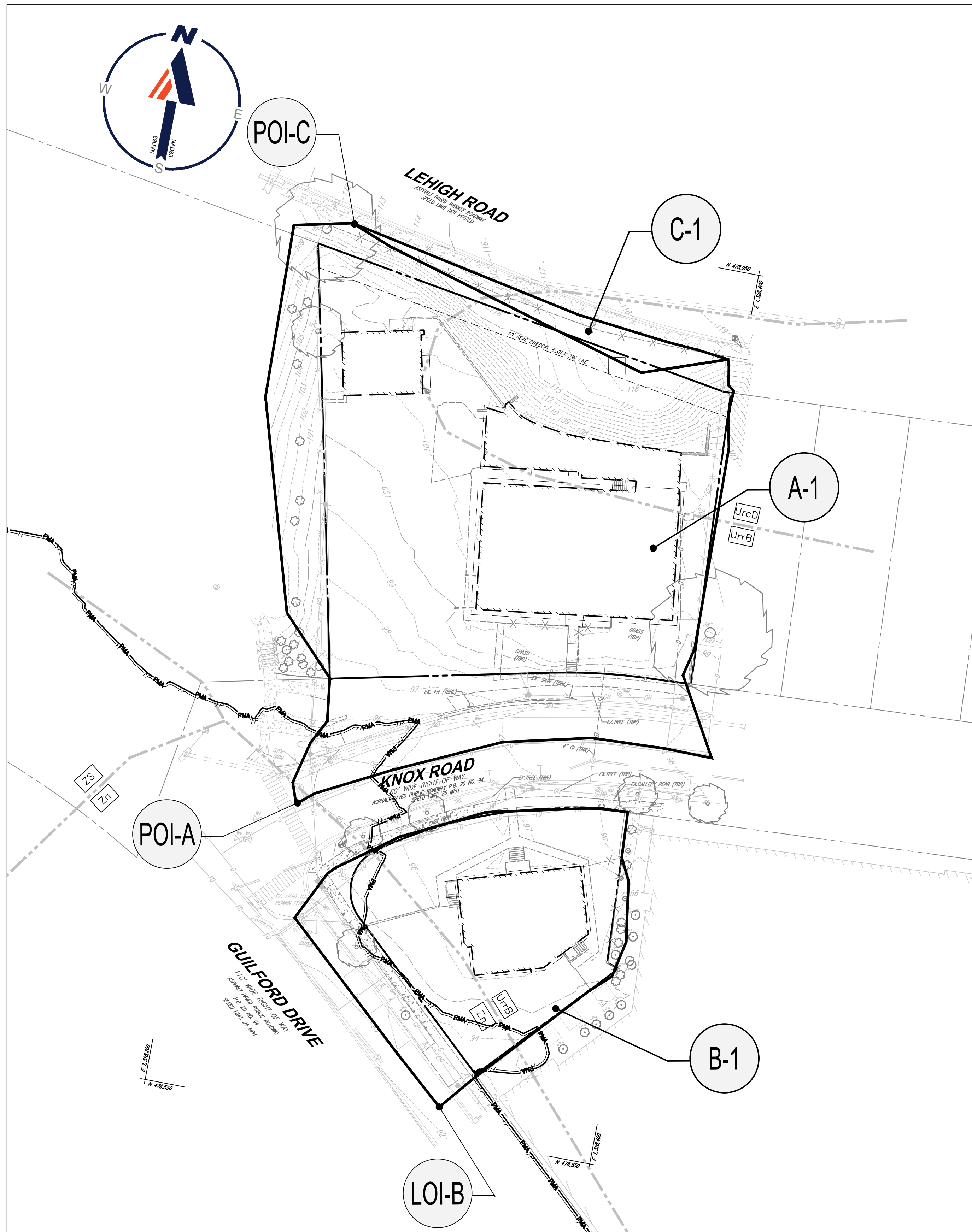
PROFESSIONAL ENGINEER
MICHIGAN LICENSE NO. 67253 3/4/2021

SHEET TITLE:

**OVERALL
PROPOSED
PLAN**

SHEET NUMBER:
DSP-4

REVISION 2 - 02/25/21



EXISTING DRAINAGE AREAS

EXISTING DRAINAGE SUMMARY				
DA #	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	C
A-1	0.65	0.22	0.87	0.75
B-1	0.20	0.09	0.29	0.71
C-1	0.00	0.03	0.03	0.30

EXISTING STUDY POINT SUMMARY					
STUDY POINT	AREA	CN	10-YR FLOW	100-YR FLOW	OVERALL 100-YR FLOW 8.48 CFS
POI-A	0.87	94	4.54 CFS	6.48 CFS	
LOI-B	0.29	94	1.51 CFS	2.00 CFS	
POI-C	0.03	84	0.13 CFS	0.22 CFS	

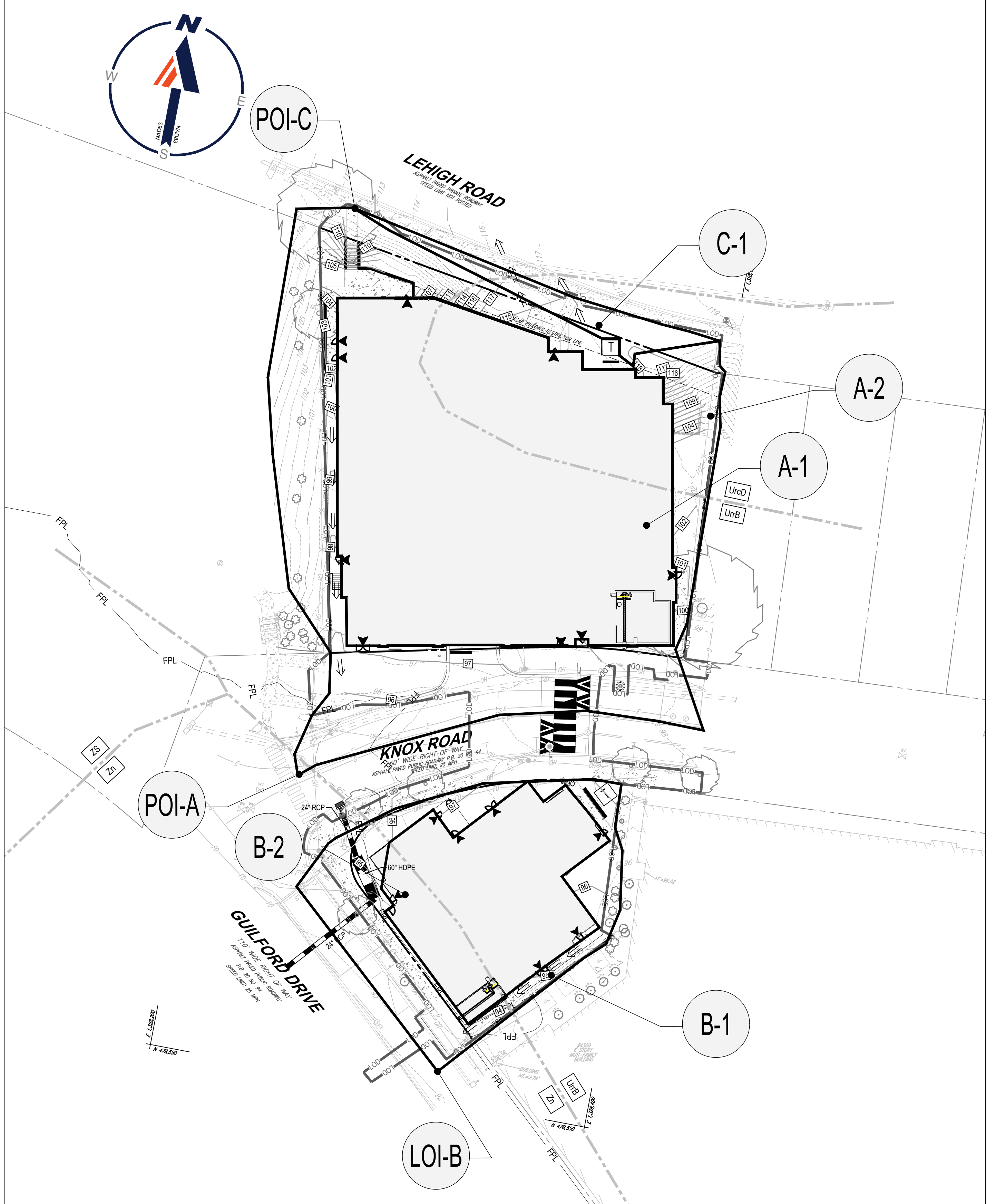
LEGEND:

EXISTING AREA OF INTEREST
PROPOSED AREA OF INTEREST

DRAINAGE LABELS

POI-A

PROP. 100-YR OVERLAND RELIEF ARROWS



PROPOSED DRAINAGE AREAS

PROPOSED DRAINAGE SUMMARY				
DA #	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	C
A-1	0.49	0.00	0.49	0.90
A-2	0.13	0.25	0.38	0.51
B-1	0.06	0.07	0.13	0.58
B-2	0.15	0.00	0.15	0.90
C-1	0.00	0.03	0.03	0.30

PROPOSED STUDY POINT SUMMARY						
STUDY POINT	AREA	CN	10-YR FLOW	100-YR FLOW (WITHOUT CONTROL STRUCTURE)	100-YR FLOW (WITH CONTROL STRUCTURE)	OVERALL 100-YR FLOW (WITH CONTROL STRUCTURE)
POI-A	0.85	93	3.97 CFS	7.23 CFS	3.91 CFS	6.19 CFS
LOI-B	0.28	89	1.30 CFS	2.34 CFS	2.28 CFS	
POI-C	0.03	84	0.10 CFS	0.22 CFS	0.22 CFS	

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	280.00'	42.38'	S82°22'00"W	42.31'	009°20'00"	21.22'
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C3	200.00'	113.71'	N70°44'45"E	112.18'	032°34'30"	58.44'

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/28/20	PER MNCPCPC COMMENTS	AJH	NBS
2	02/25/21	PER SDRG COMMENTS	AJH	NBS

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PROJECT No.:	MB192199
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	08/15/20
CAD I.D.:	SSD

PROJECT:
DETAILED SITE PLAN
FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

BOHLER
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 800-4500
Fax: (301) 800-4501
MD@BohlerEng.com

N. B. SPEACH
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, N. B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 8652 EXPIRATION DATE: 8/31/2021

SHEET TITLE:
DRAINAGE AREA MAPS
SHEET NUMBER:
DSP-5
REVISION 2 - 02/25/21



NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

<p align="center">SCHEDULE 4-10-1 STREET TREES ALONG PRIVATE STREETS: LEHIGH ROAD (191 L.F.)</p>		
1. NUMBER OF STREET TREES REQUIRED (1 TREE PER 35 LINEAR FEET OF FRONTAGE EXCLUDING DRIVEWAY OPENINGS)		6 STREET TREES
2. NUMBER OF STREET TREES PROVIDED		5 STREET TREES 1 EXISTING TREE
3. IF ORNAMENTAL TREES ARE USED, ARE THEY SPACED ON AVERAGE 30 FEET ON CENTER		NOT APPLICABLE
4. ARE STREET TREES LOCATED A MINIMUM OF 35 FEET FROM THE POINT OF CURVATURE OF AN INTERSECTION		NO
5. ARE STREET TREES LOCATED A MINIMUM OF 10 FEET FROM THE POINT OF CURVATURE OF A RESIDENTIAL DRIVEWAY		YES
6. ARE STREET TREES LOCATED A MINIMUM OF 20 FEET FROM THE POINT OF CURVATURE OF COMMERCIAL DRIVEWAY ENTRANCES		NOT APPLICABLE
7. ARE STREET TREES LOCATED BETWEEN THE SIDEWALK AND FACE OF CURB IN A SPACE NO LESS THAN 5 FEET WIDE		NO
8. ARE STREET TREES LOCATED A MINIMUM OF 15 FEET FROM STREET LIGHT POLES		YES
9. ARE STREET TREES LOCATED A MINIMUM OF 10 FEET FROM WATER METERS		YES
10. ARE STREET TREES LOCATED A MINIMUM OF 10 FEET FROM STORM DRAIN INLETS, HYDRANTS, OR MANHOLES		YES
11. AREA OF SOIL SURFACE REQUIRED		NOT APPLICABLE
12. MINIMUM AREA OF SOIL SURFACE PROVIDED		NOT APPLICABLE

B INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

PER THE CENTRAL US 1 CORRIDOR MANUAL AND APPROVED SECTOR PLAN AND SECTIONAL MAP AMENDMENT, THE PROVISIONS OF THE LANDSCAPE MANUAL REGARDING ALTERNATIVE COMPLIANCE, COMMERCIAL AND INDUSTRIAL LANDSCAPED STRIP REQUIREMENTS, PARKING LOT REQUIREMENTS, AND BUFFERING INCOMPATIBLE USES DO NOT APPLY WITHIN THE DEVELOPMENT DISTRICT. ALL OTHER STANDARDS AND REGULATIONS OF THE LANDSCAPE MANUAL APPLY AS NECESSARY.

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (\$F)	Number of Trees	TCC Credit (\$F)
Deciduous - columnar shade tree (50' or less height)	2-1/2 - 3 ^{1/2} = 65 3-3 1/2 ^{1/2} = 75	0	0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7'-9" in height	1-1/2 - 1-3/4 ^{1/2} = 75 2 - 2 1/2 ^{1/2} = 100	12	900
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8'-10" in height	2-1/2 - 3 ^{1/2} = 110 3-3 1/2 ^{1/2} = 175	6	600
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2-1/2 - 3 ^{1/2} = 225 3 - 3 1/2 ^{1/2} = 250	13	2925
Evergreen - columnar tree (less than 30' height with spread less than 15')	6- 8' = 40 8- 10' = 50 10- 12' = 75	0	0
Evergreen - small tree (30-40' height with spread of 15-20')	6- 8' = 75 8- 10' = 100 10- 12' = 125	0	0
Evergreen - medium tree (40-50' height with spread of 20-30')	8- 8' = 125 8- 10' = 150 10- 12' = 175	0	0
Evergreen - large tree (50' height or greater with spread of over 30')	8- 10' = 200 8- 12' = 250	0	0
TOTAL Number of Trees/TCC Credit (\$F)	112 / 275	31	4425

(Manually enter information/figures in shaded cells)

Professional Engineer Seal for Eric R. Williams, State of Maryland, License No. 3697, Mechanical Engineering.

[illegible]

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PROJECT No.:	MB192199
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	06/15/20
CAD I.D.:	LP0

PROJECT:

DETAILED SITE PLAN

_____ FOR _____

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

BOHLER //

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BOWIE, MARYLAND 20715
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E.R. McWILLIAMS

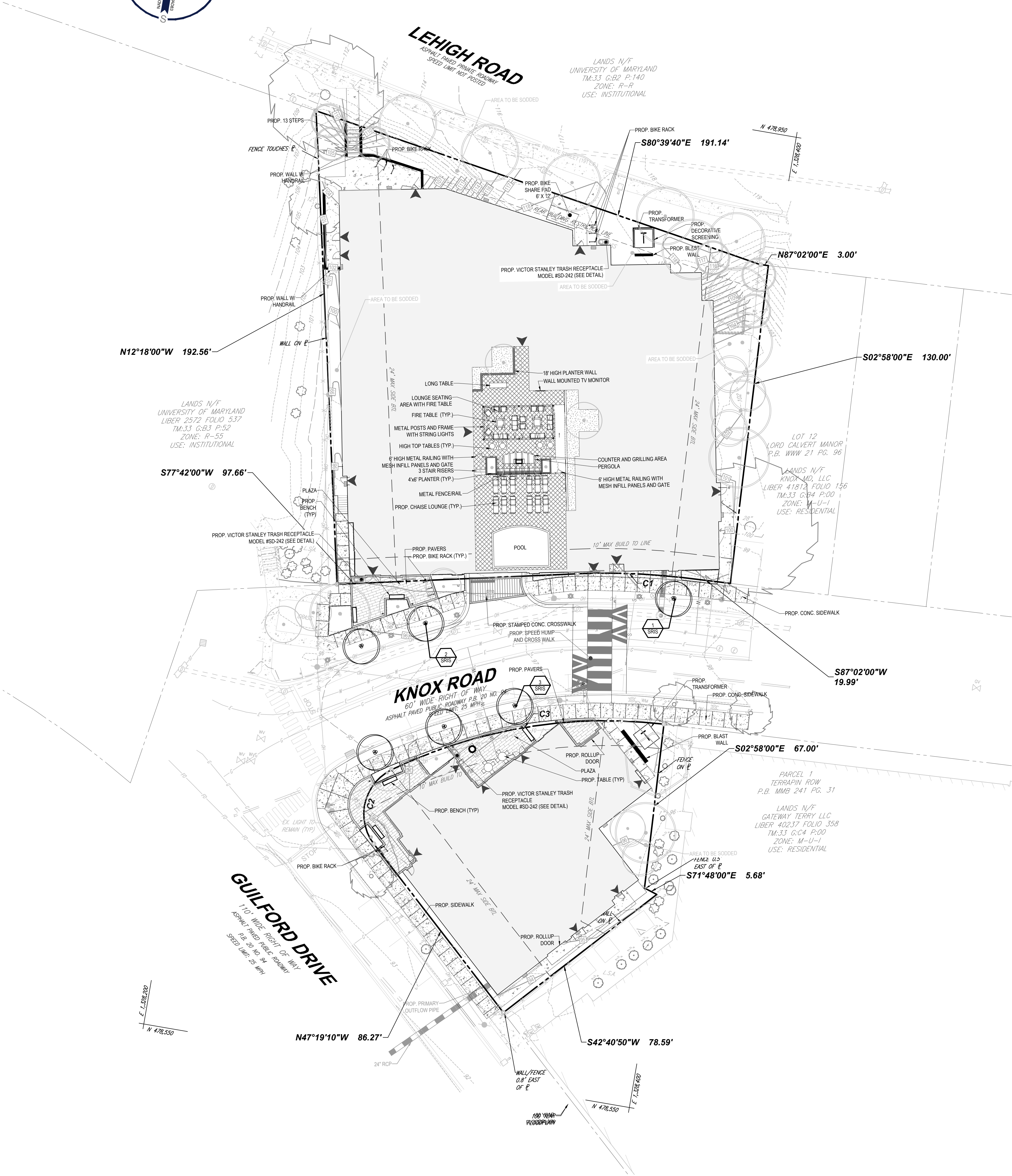
03/04/2021
REGISTERED LANDSCAPE ARCHITECT
M. (LAND) LICENSE # 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. M. COLLINS, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE # 3697. EXPIRATION DATE: 9/20/22

SHEET TITLE:

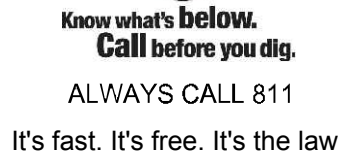
LANDSCAPE PLAN

SHEET NUMBER:
DSP-7

REVISION 2 - 02/25/21



STREET TREE LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
ORNAMENTAL TREES					
SRIS	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	7-8' HT.	B+B

[illegible]

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DOCUMENT. SEE ENE-INDICATED FOR OTHER MESSAGE.

PROJECT:

- FOR -

PROPOSED DEVELOPMENT

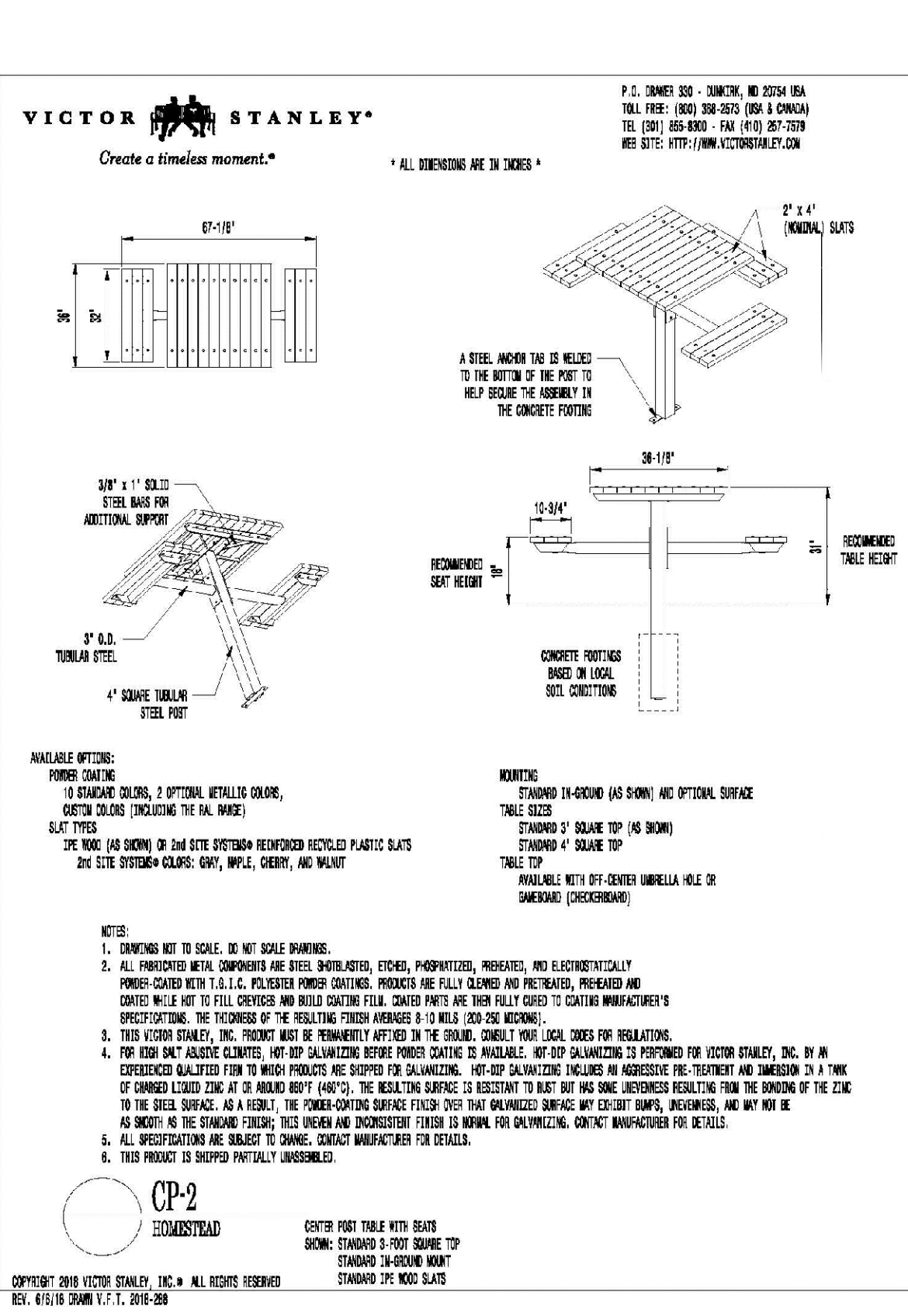
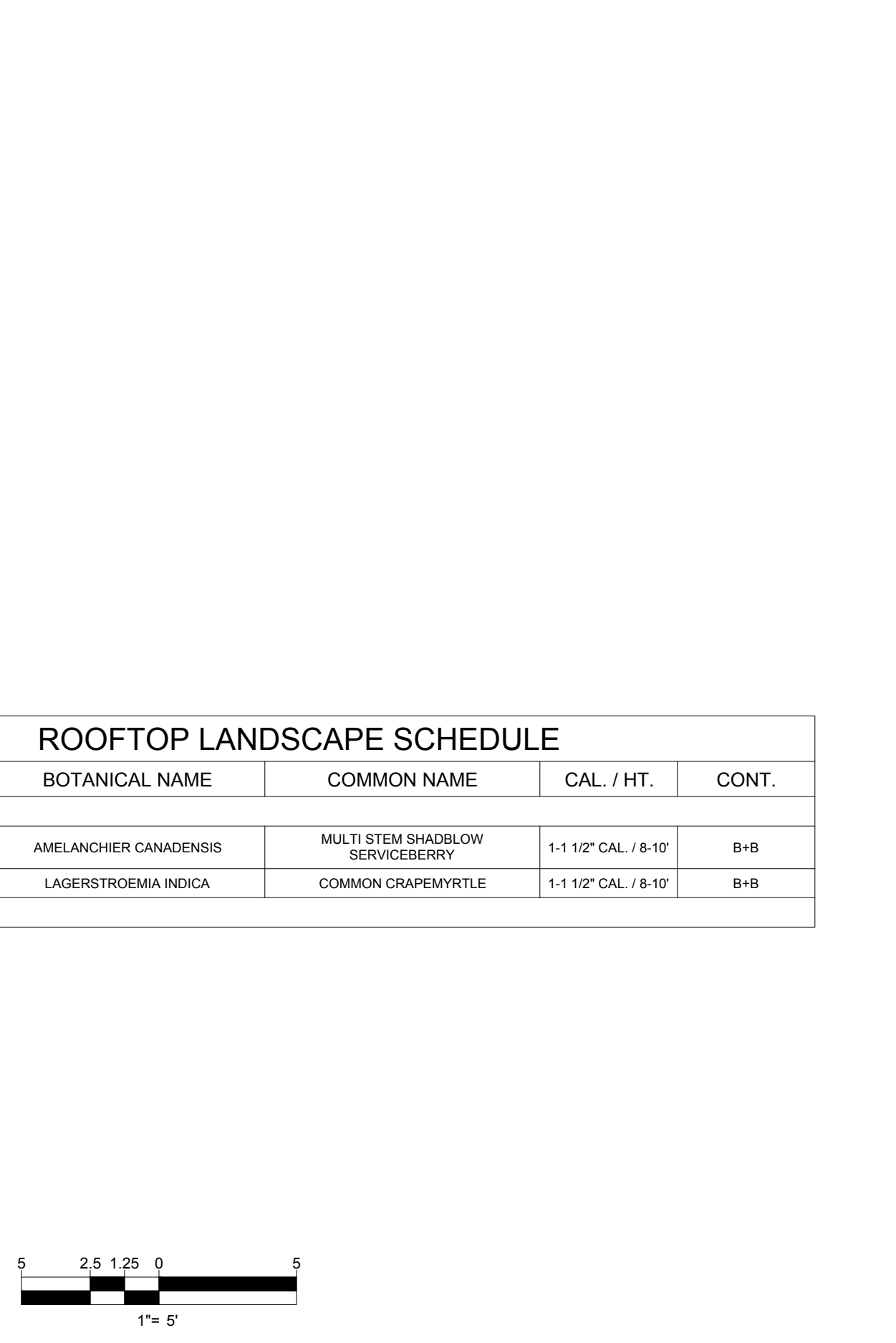
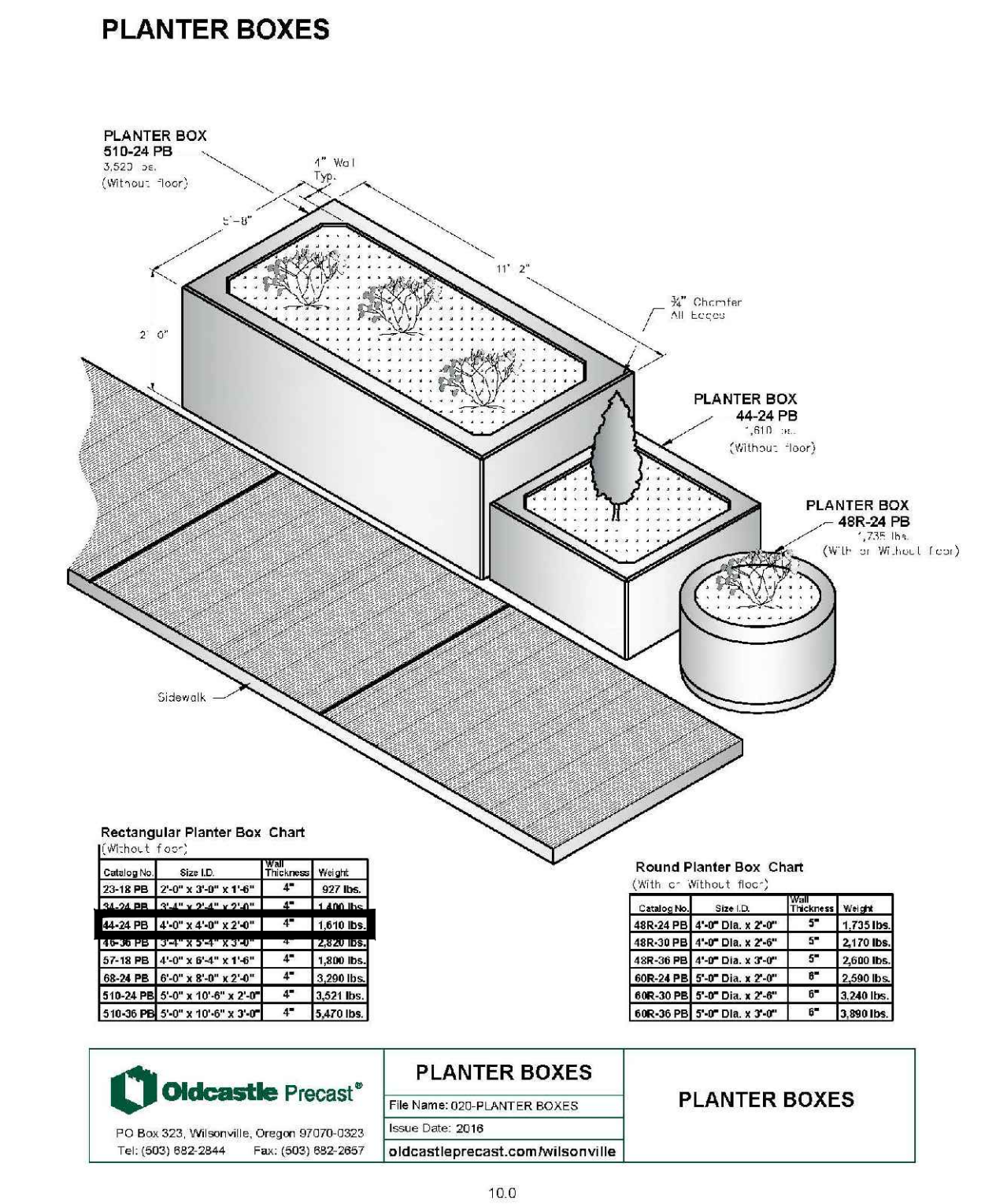
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com

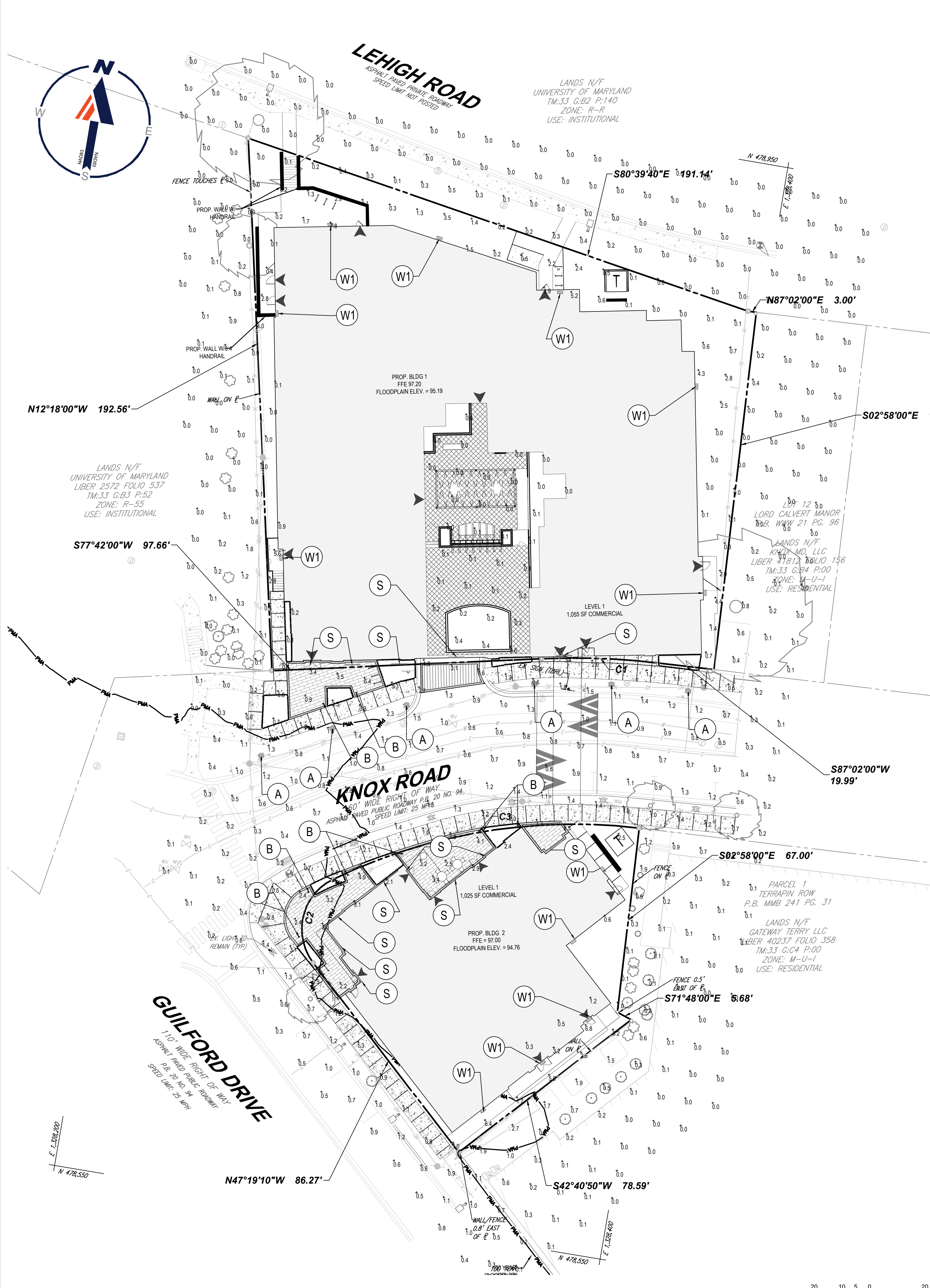
REGISTERED LANDSCAPE ARCHITECT
MARYLAND LICENSE No. 3697
PROFESSIONAL CERTIFICATION
I, ERIC R. MANN, LANDSCAPE ARCHITECT, CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 3697, EXPIRATION DATE: 9/20/22

MEET TITLE

SHEET NUMBER

REVISION 2 - 02/25/21





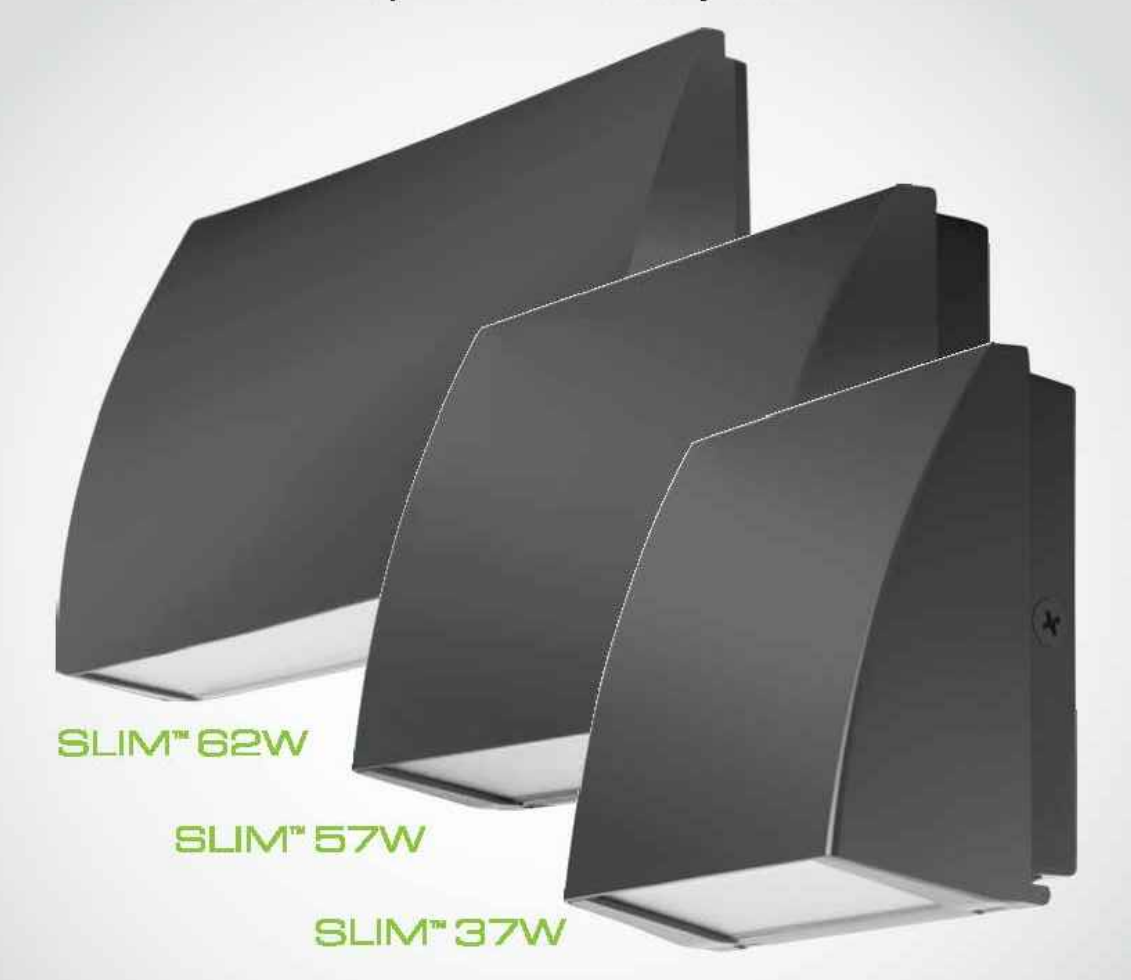
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag	BUG Rating
W1	13	93995T07	SINGLE	N.A.	0.900	93995T07	S	B0-U0-G0
S	15	MT660-360L-3000K	SINGLE	N.A.	0.900	MT660-360L W - 3000K	A	B1-U3-G2
A	8	PBL-141L-100-NW-G2-5-UNV	SINGLE	N.A.	0.900	PBL-141L-100-NW-G2-5-UNV	B	B1-U0-G0
	12	rab04264	SINGLE	N.A.	0.900	SLIM12Y	W1	B1-U1-G0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building 1 - Plaza	Illuminance	Fc	3.34	6.4	0.6	5.57	10.67
Building 1 - South Sidewalk	Illuminance	Fc	2.33	3.3	1.0	2.33	3.30
Building 1 - Southeast Sidewalk	Illuminance	Fc	1.41	3.4	0.6	2.35	5.67
Building 2 - Main Entrance Plaza	Illuminance	Fc	3.00	4.9	2.2	1.36	2.23
Building 2 - North Sidewalk	Illuminance	Fc	1.53	4.0	0.5	3.06	8.00
Building 2 - Retail Plaza	Illuminance	Fc	3.22	4.1	2.5	1.29	1.64
Building 2 - South Sidewalk	Illuminance	Fc	4.30	6.8	1.0	4.30	6.80

USE ENTRANCE WAYS AND PASSAGE WHERE ILLUMINATION NEEDED FOR SECURITY AND SAFETY

Replace traditional wallpacks with SLIM™ LED.

Same footprint. Better performance.



FOR USE IN EDGE / GRAZE LIGHTING BUILDING INSERTS OR PROTRUDING FEATURES

paseo



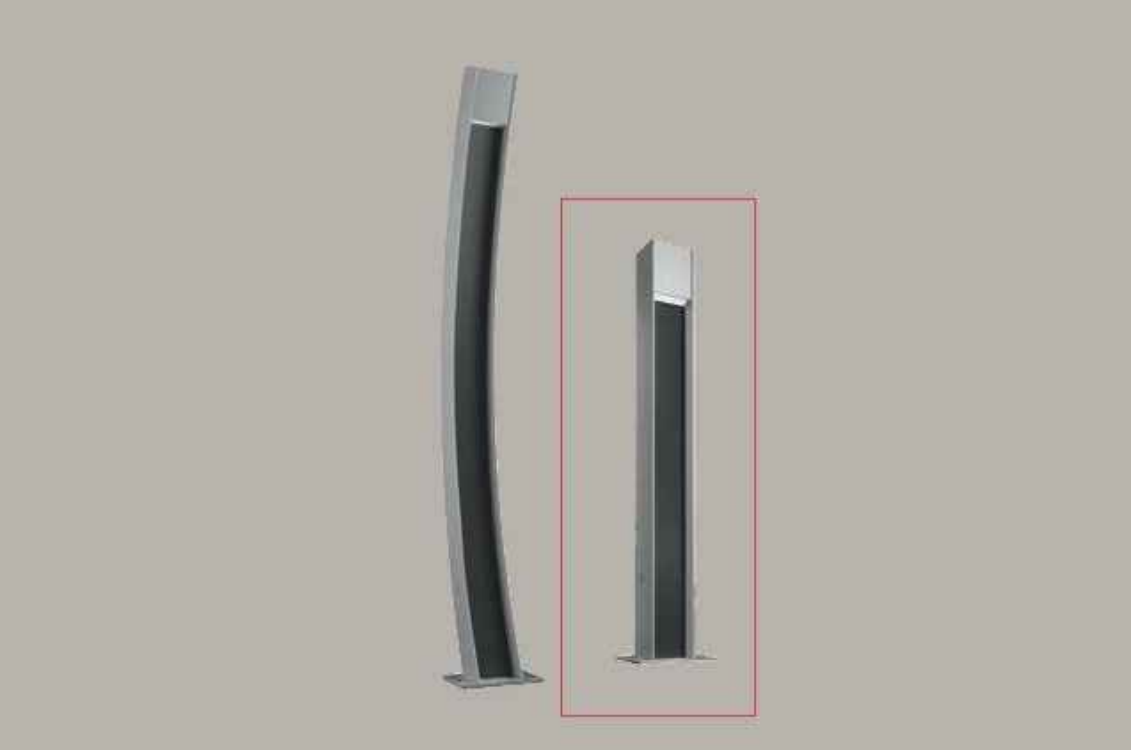
Paseo is a highly functional and versatile range of lights. Paseo, with its slim LED source and an integral and RGBW version, is designed for post-tension illumination. It has a range of optics, from flood to asymmetric and offset. Paseo, with its slim LED source for high-output illumination, and is available with flood, medium flood, asymmetric, offset, and offset optics and a wide selection of optical options in the standard and RGBW version.

Material: Transparent or opalescent polycarbonate body



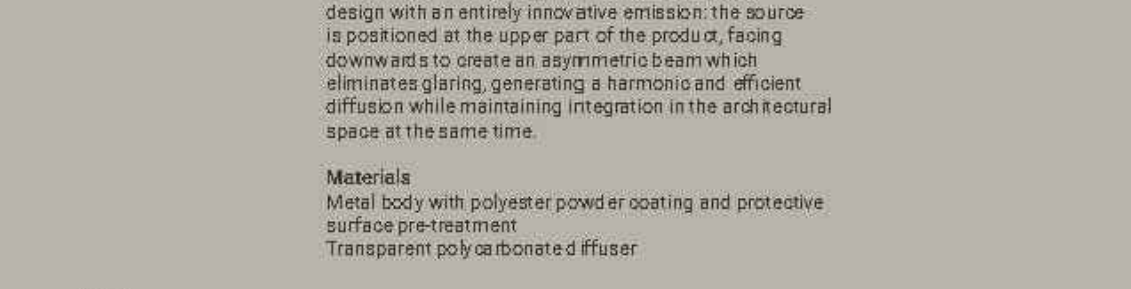
FOR USE IN ELEVATED COURTYARD AREAS

apache



The Apache stand-alone design in off-engineering is a source of inspiration for Studio R100 for creative re-illumination. The rigidity of the original profile is transformed into a bold wire minimal and curvy design with an entirely innovative extension. The source is positioned at the upper part of the product, facing downwards to create an asymmetric beam which eliminates glare, generating a harmonious and efficient diffusion while maintaining integration in the architectural space at the same time.

Material: Metal body with polyester powder coating and protective surface pre-treatment
 Transparent polycarbonate diffuser



Specifications			
Covers footprint of most traditional wallpacks	37W replaces 200W MH, 57W replaces 250W MH, 62W replaces 300W MH	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution
Easy installation with hinged access, bubble level and multiple conduit entries	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution
Available as cutoff or full cutoff	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution
Tight-lock gasket keeps elements out	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution
100,000-hour LED lifespan	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution	UL94 V-0, high efficiency, micro power, surface mount LEDs, leveled and flush for uniform light distribution

Dimensions and weight			
SLIM™ 37W	SLIM™ 57W	SLIM™ 62W	
Weight: 1.1 lb	Weight: 1.1 lb	Weight: 1.1 lb	

Photometrics			
SLIM™ 37W	SLIM™ 57W	SLIM™ 62W	
Beam angle: 120°	Beam angle: 120°	Beam angle: 120°	

Ordering information			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

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SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

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 PROGRAM MANAGEMENT
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16701 Melford Blvd., Suite 310
 Bowie, Maryland 20715
 Phone: (301) 869-4500
 Fax: (301) 869-4501
 MD@BohlerEng.com

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/28/20	PER MINOR COMMENTS	AJH	NBS
2	02/25/21	PER SRC COMMENTS	AJH	NBS

Model	LED Module	Color	Temperature	Volt	Mounting	Pole	Finish	Options
Office	4000K	4000K	4000K	4000K	4000K	4000K	4000K	4000K

Specifications are subject to change without notification.
 Headquarter's Products Lighting Products Pole Mounted Luminaire MONTEGO
https://www.bessler.com/Products/ Lighting/ Pole_Mounted_Luminaire/MONTEGO/

Ordering information			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

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SLIM™	FC	62	

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SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
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 LAND DEVELOPMENT
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

16701 Melford Blvd., Suite 310
 Bowie, Maryland 20715
 Phone: (301) 869-4500
 Fax: (301) 869-4501
 MD@BohlerEng.com

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/28/20	PER MINOR COMMENTS	AJH	NBS
2	02/25/21	PER SRC COMMENTS	AJH	NBS

Model	LED Module	Color	Temperature	Volt	Mounting	Pole	Finish	Options
Office	4000K	4000K	4000K	4000K	4000K	4000K	4000K	4000K

Specifications are subject to change without notification.
 Headquarter's Products Lighting Products Pole Mounted Luminaire MONTEGO
https://www.bessler.com/Products/ Lighting/ Pole_Mounted_Luminaire/MONTEGO/

Ordering information			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

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SLIM™	FC	62	

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SLIM™	FC	62	

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SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

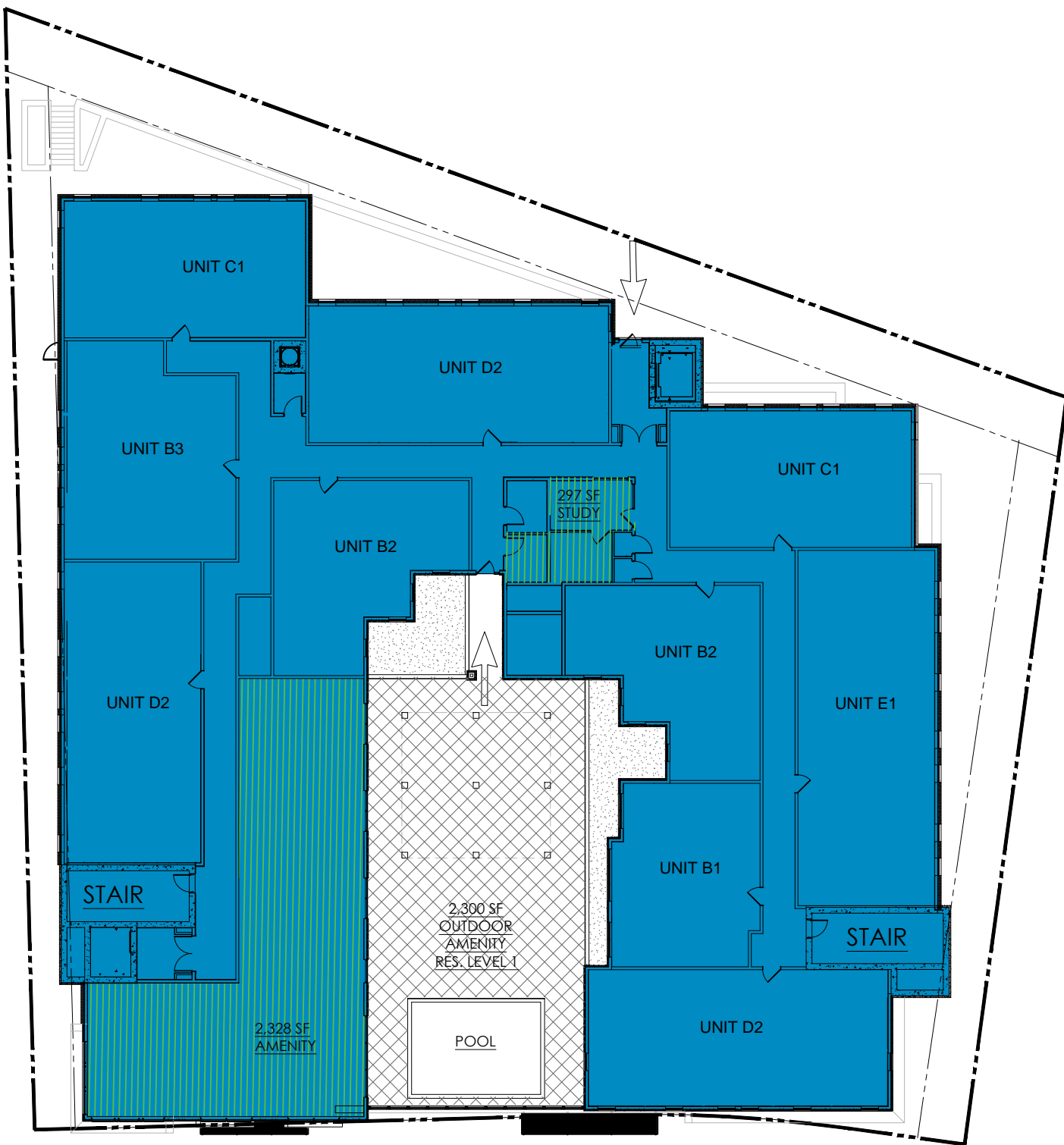
paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

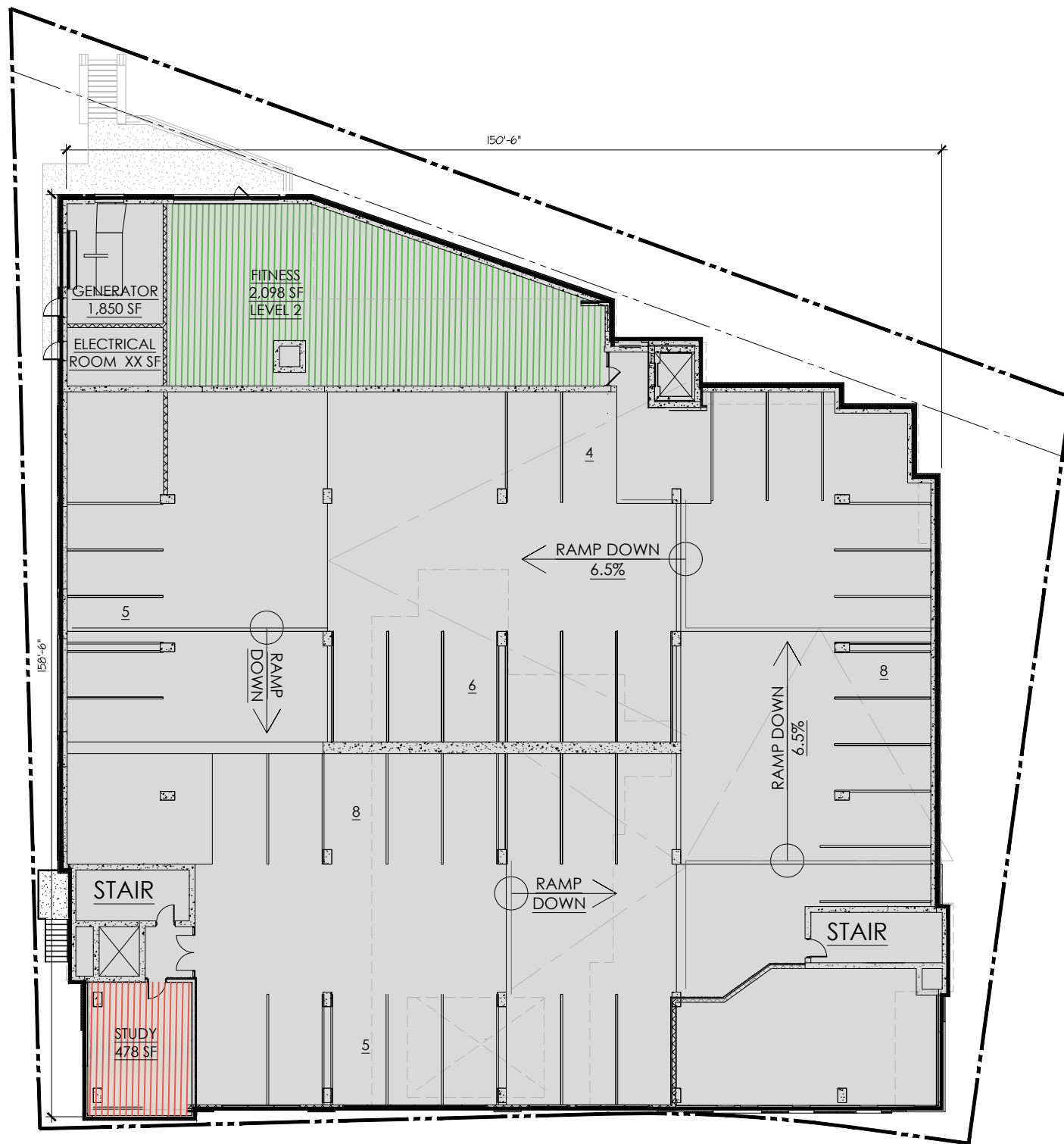
paseo range			
SLIM™	FC	62	

paseo range			
SLIM™	FC	62	

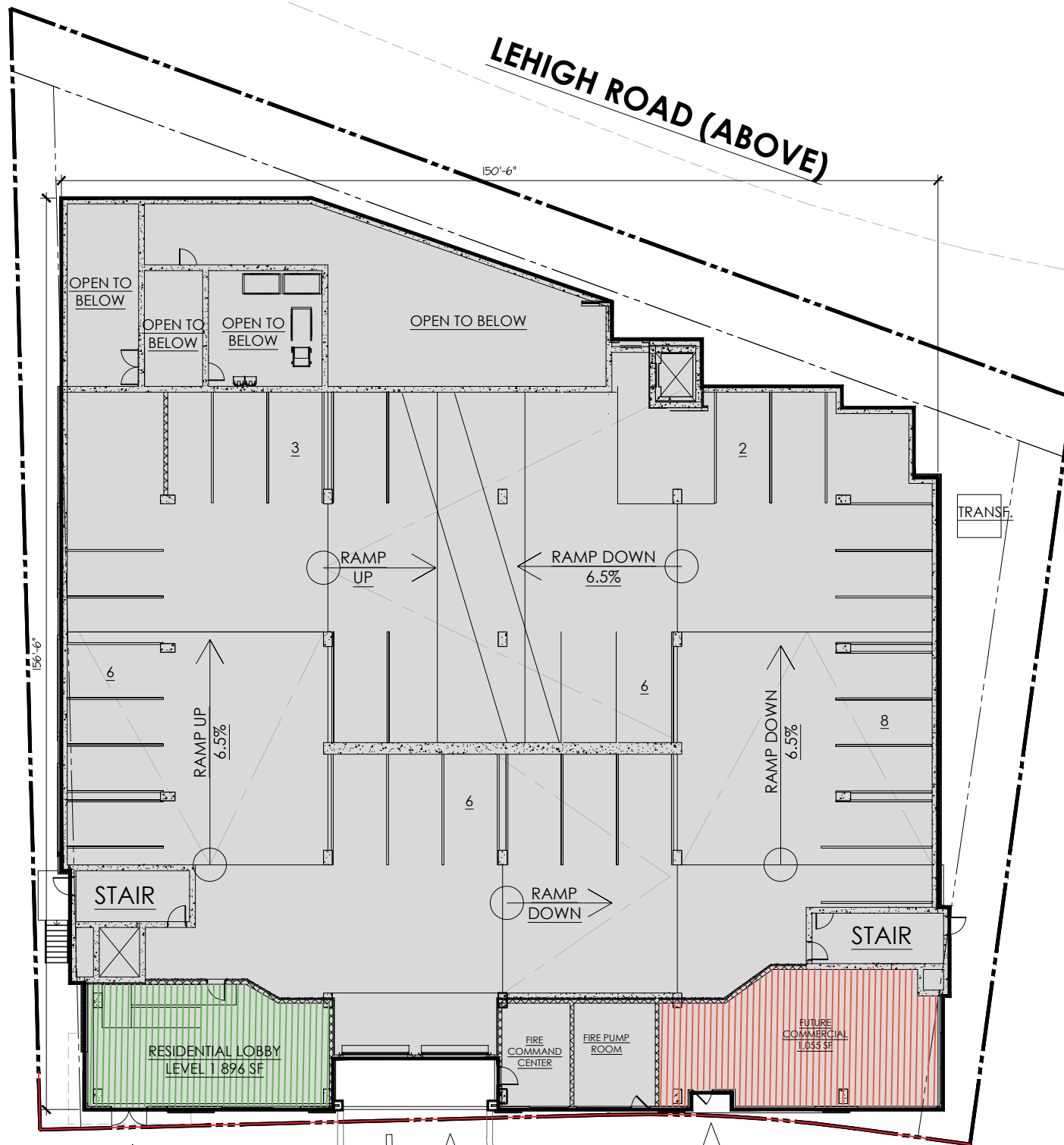
paseo range			
SLIM™	FC	62	



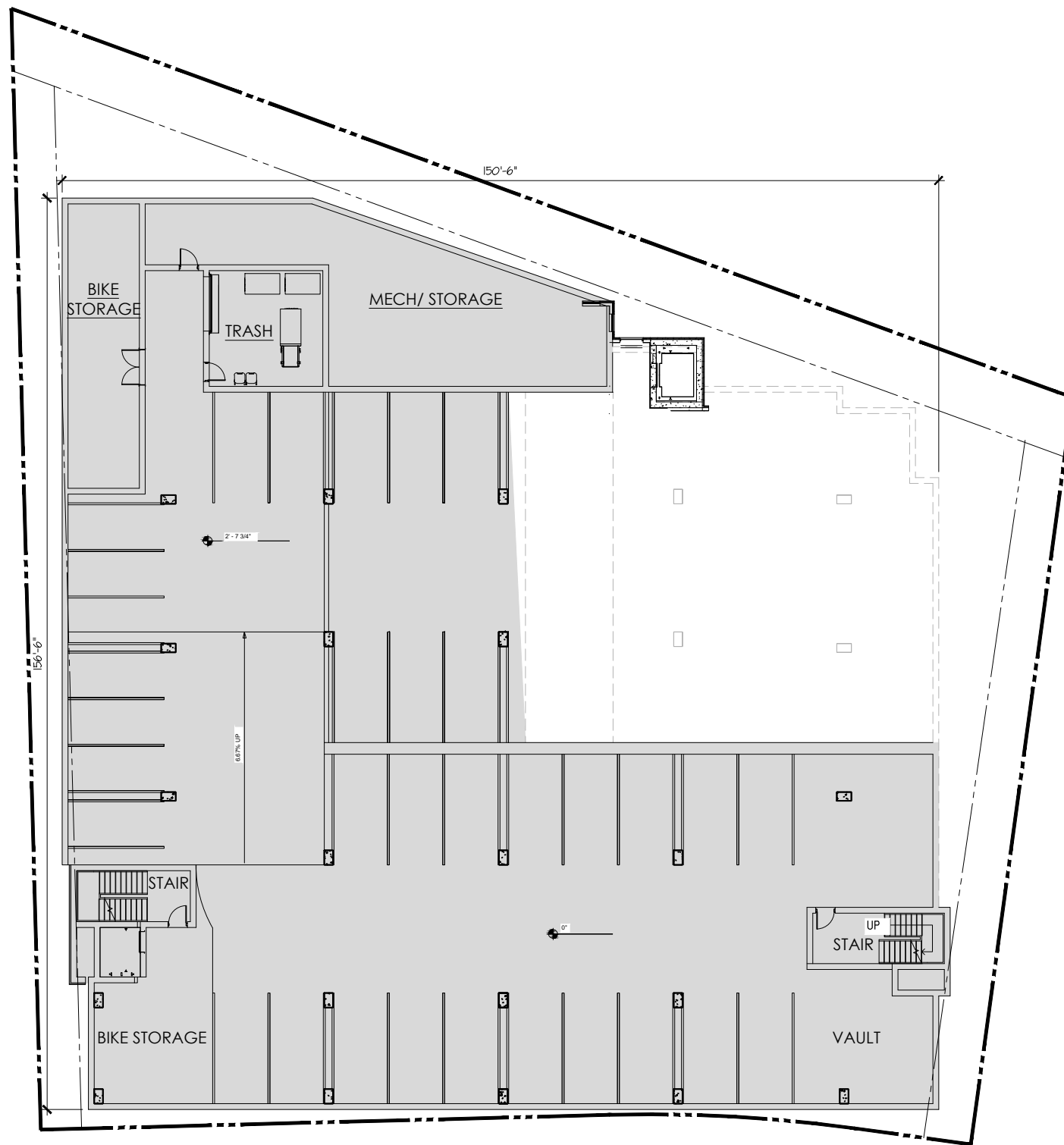
BUILDING 1 - RESIDENTIAL LEVELS 1-7



BUILDING 1 - POD. LEVEL 2



BUILDING 1 - POD. LEVEL 1



BUILDING 1 - POD. LEVEL B

BUILDING 1
7 ST. RESIDENTIAL OVER 2 LEVELS CIP+BASEMENT

(6) STUDIO UNITS	(6) BEDROOMS /(6) TENANTS
(21) 2 BED UNITS	(42) BEDROOMS /(42) TENANTS
(7) 2 BED DBL.	(14) BEDROOMS /(28) TENANTS
(14) 3 BED	(42) BEDROOMS /(42) TENANTS
(13) 4/2 BED UNITS	(52) BEDROOMS /(52) TENANTS
(20) 4 BED UNITS	(80) BEDROOMS /(80) TENANTS
(7) 5 BED UNITS	(35) BEDROOMS /(35) TENANTS
(88) TOTAL UNITS	(271) TOTAL BEDS/(285) TENANTS

(99) PARKING SPACES
896 SF RES. LOBBY (POD. LEVEL 1)
1055 SF COMMERCIAL SPACE (POD. LEVEL 1)
478 SF RES. STUDY (POD. LEVEL 2)
2,098 SF FITNESS (POD. LEVEL 2)
2,624 SF AMENITY (RES. LEVEL 1)
120,048 GSF (7 LEVELS RESIDENTIAL INCLUDING AMENITY)
58,994 GSF (PODIUM-2 LEVELS + BASEMENT INCLUDING AMENITY)

BUILDING 2
9 ST. RESIDENTIAL

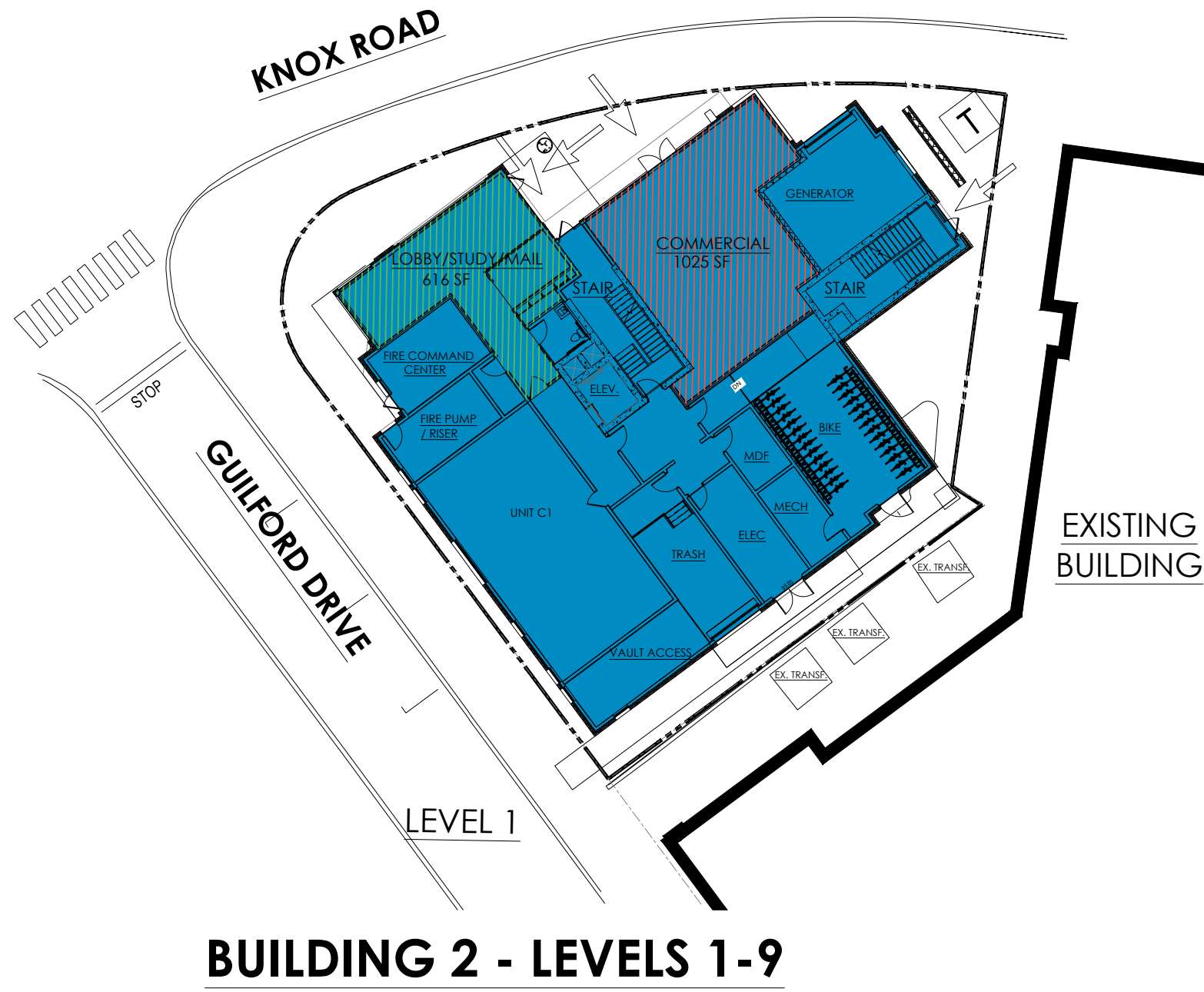
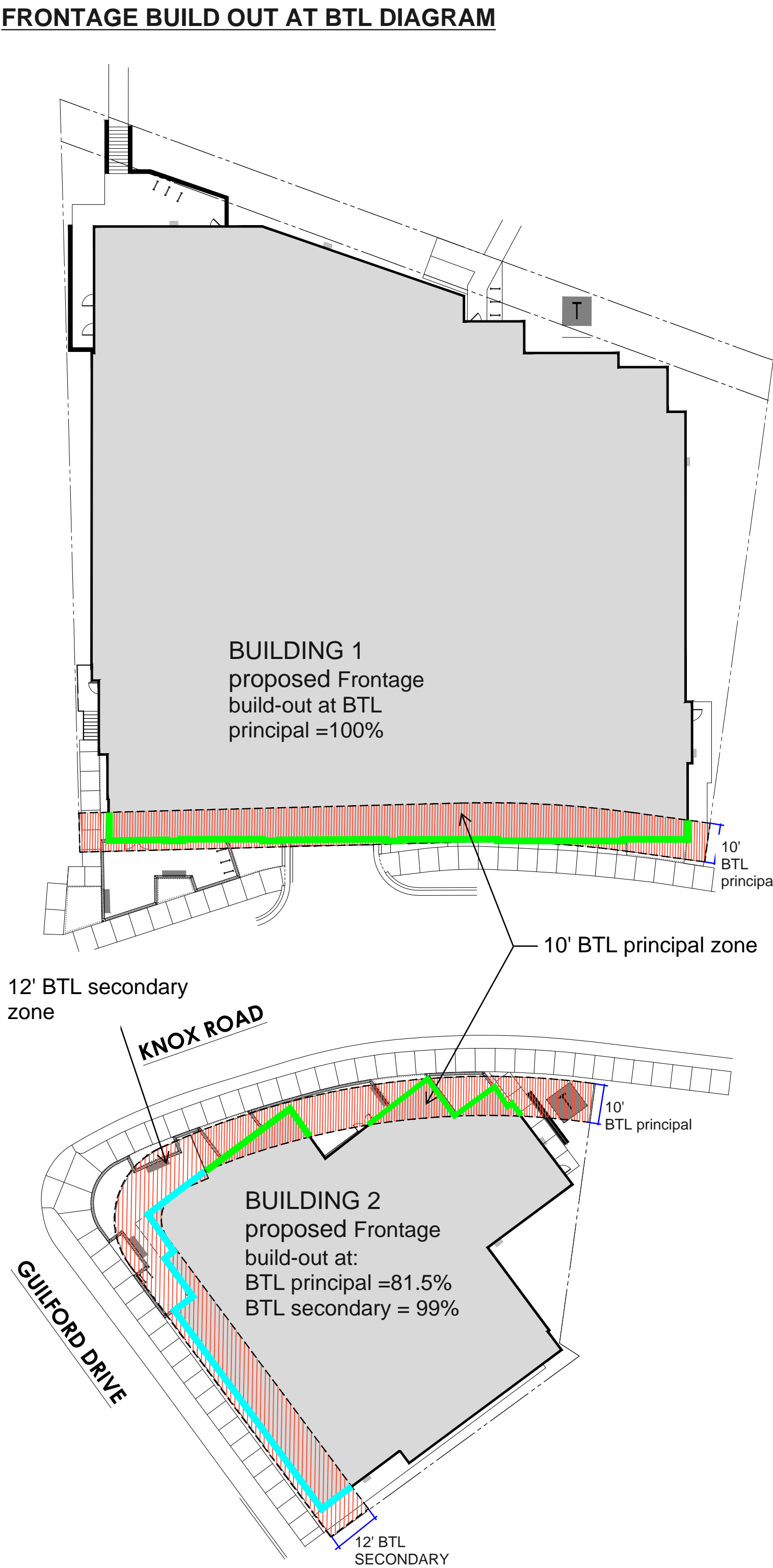
(8) STUDIO UNITS	(8) BEDROOMS /(8) TENANTS
(1) 3 BED UNITS	(3) BEDROOMS/(3) TENANTS
(24) 4/2 BED UNITS	(96) BEDROOMS / (96) TENANTS
(8) 5 BED UNITS	(40) BEDROOMS / (40) TENANTS
(41) TOTAL UNITS	(147) TOTAL BEDS/(147) TENANTS

616 SF RES. LOBBY / LOUNGE / MAIL
111 SF (STUDY ON LEVEL 2 - 9) 888 SF TOTAL STUDY
1,025 SF COMMERCIAL SPACE
60,806 GSF (9 LEVELS RESIDENTIAL - INCLUDING COM.)

SITE TOTALS

(14) STUDIO UNITS	(14) BEDROOMS / TENANTS
(21) 2 BED UNITS	(42) BEDROOMS / TENANTS
(7) 2 BED DBL.	(14) BEDS/(28) TENANTS
(15) 3 BED	(45) BEDROOMS / TENANTS
(37) 4/2 BED UNITS	(148) BEDROOMS / TENANTS
(20) 4 BED UNITS	(80) BEDROOMS / TENANTS
(15) 5 BED UNITS	(75) BEDROOMS / TENANTS
(129) TOTAL UNITS	(418) TOTAL BEDS/(432) TOTAL OCC.

180,854 GSF (RESIDENTIAL)
58,994 GSF (PODIUM)
7,600 SF TOTAL AMENITY SPACE
2,080 SF TOTAL COMMERCIAL SPACE



BUILDING 2 - LEVELS 1-9

WN

Walkable Nodes

BUILDING CONFIGURATION	
Principal building height	6 stories max, 2 min.
LOT OCCUPATION	
Frontage buildout	80% min. at BTL
Lot coverage	80% max.
SETBACKS - BUILDING	
(g.1) Front BTL principal	0 ft. min. 10 ft. max.
(g.2) Front BTL secondary	0 ft. min. 12 ft. max.
(g.3) Side setback	0 ft. min. 24 ft. max.
(g.4) Rear setback	10 ft. min.
PRIVATE FRONTAGES (See page 236)	
Common lawn	not permitted
Porch & fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Sloop	permitted
Shopfront & awning	permitted
Gallery	permitted
Arcade	permitted

WNU

Walkable Nodes (University)

BUILDING CONFIGURATION	
Principal building height	10 stories max, 4 min.
LOT OCCUPATION	
Frontage buildout	80% min. at BTL
Lot coverage	80% max.
SETBACKS - BUILDING	
(g.1) Front BTL principal	0 ft. min. 10 ft. max.
(g.2) Front BTL secondary	0 ft. min. 12 ft. max.
(g.3) Side setback	0 ft. min. 24 ft. max.
(g.4) Rear setback	10 ft. min.
PRIVATE FRONTAGES (See page 236)	
Common lawn	not permitted
Porch & fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Sloop	permitted
Shopfront & awning	permitted
Gallery	permitted
Arcade	permitted

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
01	11/12/2020	ADD 2 FOOTPRINT AND ELEVATION CHANGES	YH
02	01/15/2021	REVISIONS TO ADD CHANGES TO THE PLAN	JW
03	03/02/2021	ADD 2 FOOTPRINT AND ELEVATION CHANGES	JW

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	SH200152
DRAWN BY:	YH
CHECKED BY:	JW
DATE:	07/31/20

DESIGN INTENT
FOR

ASPEN - MARYLAND
PROPOSED DEVELOPMENT
4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

1616 CAMDEN ROAD, SUITE 250
Phone: (704) 786-2328
BSBDESIGN.com

ARCHITECT
1861
DANIEL R. SWIFT
F472 or 4472
Professional of Civil and Mechanical Engineering
The State of Maryland, License Number 1861
Expiration Date 07/31/2021

SHEET TITLE:
SITE PLAN / SITE DATA
SHEET NUMBER:
DSP-12
ORG. DATE: 07/31/20

DDOZ	Development District Standard	Comment
Zoning District	Mixed-Use Infill (MUJ)	N/A
Overlay Zone	Development District (DDOZ)	COMPLIANT
Sector Plan	Central US1 Corridor	N/A
Character Area	Walkable Node (5a)	COMPLIANT
MASSING/VOLUME		
FAR Area:	<i>Not stated</i>	
Frontage Buildout	80% min. at B.T.L.	COMPLIANT: 100% PROPOSED
Lot Coverage	80% max.	COMPLIANT: 79% PROPOSED
Residential Density	Commercial Use proposed; n/a	COMPLIANT: COMMERCIAL ON LEVEL 1 FRONTING KNOX ROAD WITH 11 FEET CEILING HEIGHTS
Building Height	6 stories (max.)	NONCOMPLIANT: 9 STORIES PROPOSED
Building Height (AMSL)	198'-0" (max.)	COMPLIANT: 101' ON KNOX ROAD
Front Setback:	0 ft. (min.) / 10 ft. (max.)	COMPLIANT: 1' PROVIDED
Side Setback:	0 ft. (min.) / 10 ft. (max.)	COMPLIANT: 4' PROVIDED
Rear Setbacks:	10 ft. (min.)	COMPLIANT: 10' PROVIDED
Stepbacks:	Stepback after 8 stories	COMPLIANT: 1'- 2' STEPBACK ON KNOX ROAD AFTER 8" STROY
Private Frontage:	-Forecourt permitted -Shopfront permitted	COMPLIANT SHOPFRONT PROVIDED
PARKING		
Parking (Residential):	1 space per Dwelling Unit	NON-COMPLIANT. PROVIDED 64 SPACES PROVIDED(0.7 SPACE/ UNIT)
Parking (Retail):	3 spaces per 1,000 sf	COMPLIANT: PROVIDED 3 SPACES
Total Parking:	Shared Parking Ratio 1.2 factor	NON-COMPLIANT 76 REQ 67 PROVIDED
Compact Spaces:	33% max.	COMPLIANT 32% PROVIDED
Handicapped Stalls:	76 to 100 spaces: 4 HC spaces	COMPLIANT 4 SPACES PROVIDED
Parking Stalls: -Standard (nonparallel) -Standard (parallel) -Compact (nonparallel)	-9.5 ft. x 19 ft. (nonparallel) -8 ft. x 22 ft. (nonparallel) -8 ft. x 16.5 ft. (nonparallel)	COMPLIANT 9.5 ft. x 19 ft PROVIDED N/A COMPLIANT 8 ft. x 16.5 PROVIDED
Drive Aisles:	22 ft. wide (Two-way traffic)	COMPLIANT 22R WIDE PROVIDED
Covered Parking Placement	3" Layer (20 ft. back from streetwall)	COMPLIANT 20R PROVIDED
Bike Parking:	-1 per 3 auto spaces required	COMPLIANT 30 SPACES REQUIRED 80 SPACES PROVIDED
Loading:	-100 – 300 DUs; (1) required (for 100% residential; for mixed uses, the DSP sets the requirement	
Parking / Loading Access	-15 ft. x 33 ft. -Via Alley or Secondary street. -Access from Primary when above not present	COMPLIANT ACCESS FROM PRIMARY ROAD NO ALLEY OR SECONDARY STREET PRESENT
	-Via driveway	
ARCHITECTURAL ELEMENTS		
Facades & Shopfronts	50% - 70% of Ground Floor to have unlitnted transparent glass at occupied	COMPLIANT 60% PROVIDED ON KNOX ROAD
Storefronts	-Sills 1 ft. to 3 ft. above sidewalk -Heads at 8 ft. above sidewalk	COMPLIANT 1 HIGH SILLS PROVIDED COMPLIANT 9'-6" PROVIDED
Door Locations	50 ft. intervals	COMPLIANT
Depth of Habitable Space	12 ft. min. behind storefront	COMPLIANT 17'-6" - 20' PROVIDED
Upper Level openings facing Frontage Street or Open Space	20 % to 70% transparent windows	COMPLIANT 20-27% PROVIDED
Awnings	-5 ft. min. depth -8 ft. underside min. clearance -Fixed or Retractable	COMPLIANT 5' DEEP CANOPY PROVIDED AT ENTRANCE AT LeHigh ROAD
Marquees	-5 ft. min. depth -8 ft. underside min. clearance -Primary entrances, typ.	N/A
Materials (general)	-Combined horizontally only -Heavier materials below -Lighter materials above	COMPLIANT COMPLIANT BRICK BELOW PROVIDED COMPLIANT LIGHTER SIDING MATERIALS ABOVE PROVIDED
Siding	Vinyl & aluminum siding not permitted	COMPLIANT
3-Coat Stucco System	-Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged	COMPLIANT (SMOOTH / TROWELED FINISHED COAT PROVIDED)
Masonry	-Brick or Natural stone only -Primary material at base	COMPLIANT BRICK PROVIDED AS PRIMARY BASE MATERIAL
Signage	-Attached to facade -Externally lit from front -Channel Letters permitted -Gross area not to exceed 10% of commercial portion of facade -8 ft. min. above sidewalk	N/A NON-COMPLIANT BACKLIT COMPLIANT CHANNEL LETTERS PROVIDED COMPLIANT AREA NOT TO EXCEED 10% PROVIDED COMPLIANT 8ft ABOVE SIDEWALK MIN. PROVIDED
SUSTAINABILITY		
LEED Certification	Required	
Passive Design	-Shade for South-facing facades -Access to Light & Air for Rooms	
Materials	-Green Materials preferred -Recycled or Salvaged -Rapidly renewable	
Energy Efficiency	High-Efficiency systems: -HVAC/Mechanical -Appliances -Lighting	
Landscaping	-Minimize Lawn or Turf area -Use drought-tolerant/local plantings	
Water Efficiency	-Low-flow/efficient fixtures	
Stormwater	-Minimize off-site runoff	

		<ul style="list-style-type: none"> panels are encouraged -phase out fossil-fuel -Renewable energy sources should be pursued
	Landscaping	<ul style="list-style-type: none"> -Minimize Lawn or Turf area -Use drought-tolerant/local plantings -Use mulches
	Water Efficiency	<ul style="list-style-type: none"> -Low-flow/efficient fixtures
	Stormwater	<ul style="list-style-type: none"> -Minimize off-site runoff

DDOZ	Development District Standard	Comment
Zoning District	Mixed-Use Infill (MUJ)	N/A
Overlay Zone	Development District (DDOZ)	COMPLIANT
Sector Plan	Central US1 Corridor	N/A
Character Area	Walkable Node University (5b)	COMPLIANT
MASSING/VOLUME		
FAR Area:	<i>Not stated</i>	N/A
Frontage Buildout	80% min. at B.T.L.	COMPLIANT 81.5% ON PRINCIPAL AND 99% ON SECONDARY PROVIDED
Lot Coverage	80% max.	COMPLIANT 75% PROVIDED
Residential Density	Commercial Use proposed; n/a	COMPLIANT 1,025/sf PROVIDED
Building Height	10 stories (max.) / 4 stories (min) Stories may not exceed 14', 1st FL Commercial 11'-25'	COMPLIANT 9 STORIES PROVIDED COMPLIANT 10ft 6in STORY HEIGHT PROVIDED COMPLIANT 12ft 6 in PROVIDED
Building Height (AMSL)	198'-0" (max.)	COMPLIANT 102'-6" PROVIDED
Front Setback:	0 ft. (min.) / 10 ft. (max.)	COMPLIANT 2 ft PROVIDED
Side Setback:	0 ft. (min.) / 24 ft. (max.)	COMPLIANT 3 ft - 7 ft PROVIDED
Rear Setbacks:	0 ft. (min.)	N/A
Setbacks:	Stepback after 8 stories	COMPLIANT 2 ft PROVIDED AFTER 8 th STORY
Private Frontage:	-Terrace or Lightwll permitted -Forecourt permitted -Stoop permitted -Shopfront permitted -Gallery permitted -Arcade permitted	N/A N/A N/A COMPLIANT SHOPFRONT PROVIDED N/A N/A
PARKING		
Parking (Residential):	1 space per Dwelling Unit	NON-COMPLIANT 29 PROVIDED (0.70 SPACE / UNIT)
Parking (Retail):	3 spaces per 1,000 sf	COMPLIANT 3 SPACES PROVIDED
Total Parking:	Shared Parking Ratio 1.2 factor	NON-COMPLIANT 37 REQ. 32 PROVIDED
Compact Spaces:	33% max.	COMPLIANT 32% PROVIDED
Handicapped Stalls:	-1 HC space per every 25 required spaces for first 100 required spaces -1 HC space per every 50 for required spaces for spaces 101 to 200 -1 HC space per every 100 required spaces for spaces 201 to 400	COMPLIANT 1 SPACES PROVIDED
Parking Stalls: -Standard (nonparallel) -Standard (parallel) -Compact (nonparallel)	-9.5 ft. x 19 ft. (nonparallel) -8 ft. x 22 ft. (nonparallel) -8 ft. x 16.5 ft. (nonparallel)	COMPLIANT 9.5 ft. x 19 ft PROVIDED N/A COMPLIANT 8 ft. x 16.5 PROVIDED
Drive Aisles:	22 ft. wide (Two-way traffic)	COMPLIANT 22ft wide PROVIDED
Covered Parking Placement	-min 50' from property line of adjacent thoroughfares -3 rd Layer (20 ft. back from streetwall)	COMPLIANT (PARKING LOCATED AT BUILDING 1)
Bike Parking:	-1 per 3 auto spaces required	COMPLIANT 14 SPACES REQUIRED 50 SPACES PROVIDED
Loading:	-min 30' from public sidewalks -100 – 300 DUs; (1) required (for 100% residential; for mixed uses, the DSP sets the requirement -12 ft. x 33 ft.	
Parking / Loading Access	-Via Alley or Secondary street. -Access from Primary when above not present -Via driveway	COMPLIANT (PARKING LOCATED AT BUILDING 1) ACCESS FROM PRIMARY ROAD NO ALLEY OR SECONDARY STREET PRESENT
ARCHITECTURAL ELEMENTS		
Facades & Shopfronts	50% - 70% of Ground Floor to have uniform transparent glass at occupied	COMPLIANT 52% PROVIDED
Storefronts	-Sills 1 ft. to 3 ft. above sidewalk -Heads at 8 ft. above sidewalk	COMPLIANT 1 ft SILLS PROVIDED COMPLIANT HEADS 8ft MIN. FROM SIDEWALK
Door Locations	10 ft. intervals	COMPLIANT
Depth of Habitable Space	12 ft. min. behind storefront	COMPLIANT 12' MIN. PROVIDED
Upper Level openings facing Frontage Street or Open Space	20 % to 70% transparent windows	COMPLIANT 20% PROVIDED
Awnings	-5 ft. min. depth (1 st FL) -8 ft. underside min. clearance (1 st FL) -Fixed or Retractable - High-gloss or plasticized fabrics are prohibited as well as bakkit	N/A (NO AWNINGS PROVIDED)
Marquees	-6 ft. min. depth -8 ft. underside min. clearance -Primary entrances, typ. - Marquees above the first floor shall not be permitted.	N/A
Materials (general)	-Combined horizontally only -Heavier materials below -Lighter materials above	COMPLIANT COMPLIANT MASONRY BRICK BELOW PODIUM PROVIDED COMPLIANT SIDING ABOVE PODIUM PROVIDED
Siding	Vinyl & aluminum siding not permitted	COMPLIANT
3-Coat Stucco System	-Smooth, hand-troweled, painted -Synthetic stucco & EIFS discouraged	COMPLIANT (SMOOTH/TROVELED FINISHED COAT PROVIDED)
Masonry	-Brick or Natural stone only -encouraged as primary material for all development -All openings should be spanned by headers -stone, concrete lintels, brick segmental, or semicircular arches and brick jack arches -windows should have a sill, min 2"	COMPLIANT BRICK PROVIDED COMPLIANT PRIMARY MATERIALS PROVIDED COMPLIANT OPENINGS HEADERS N/A COMPLIANT WINDOW SILL'S 2" MIN.
Signage	-Attached to facade -Externally lit from front -Channel Letters permitted -Gross area not to exceed 10% of commercial portion of facade -8 ft. min. above sidewalk -free standing not permitted -building numbers required	N/A NON-COMPLIANT BACKLIT COMPLIANT CHANNEL LETTERS PROVIDED COMPLIANT AREA NOT TO EXCEED 10% PROVIDED COMPLIANT 8ft ABOVE SIDEWALK MIN. PROVIDED
SUSTAINABILITY		
LEED Certification	Required -LEED Silver or better desired	
Passive Design	-Shade for South-facing facades -Access to Light & Air for Rooms -Solar tubes and skylights encouraged	
Materials	Green Materials preferred -Recycled or Salvaged -Rapidly renewable -harvested or manufactured locally whenever possible	
Energy Efficiency	High-Efficiency systems: -HVAC/Mechanical -Energy Star Appliances -high performance or LED Lighting -solar hot water and photovoltaic panels are encouraged -phase out fossil-fuel -Renewable energy sources should be pursued	
Landscaping	-Minimize Lawn or Turf area -Use drought-tolerant/local plantings -Use mulches	
Water Efficiency	-Low-flow/efficient fixtures	
Stormwater	-Minimize off-site runoff	

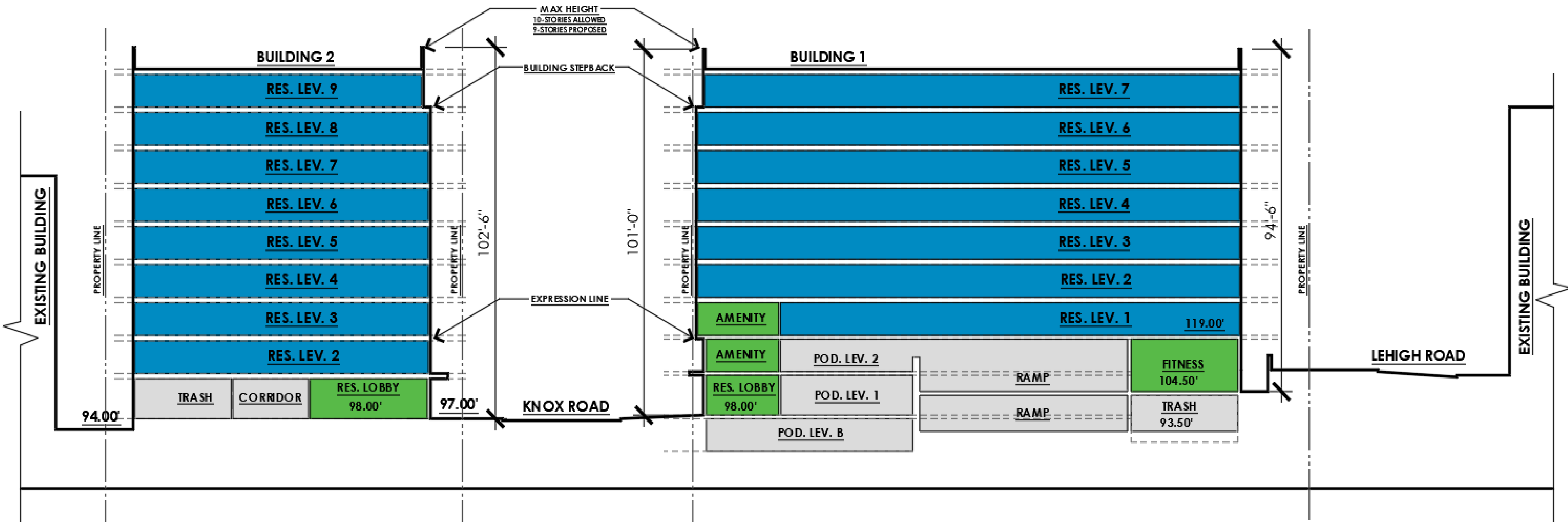
- PARKING COMPLIANCE CHART

99 TOTAL SPACES/64 STANDARD SPACES (9.5'X19') / 7 ACCESSIBLE HC SPACES (9.5'X19') / 28 COMPACT SPACES (8'X16'-6"). SEE PARKING SPACE DIAGRAM BELOW:

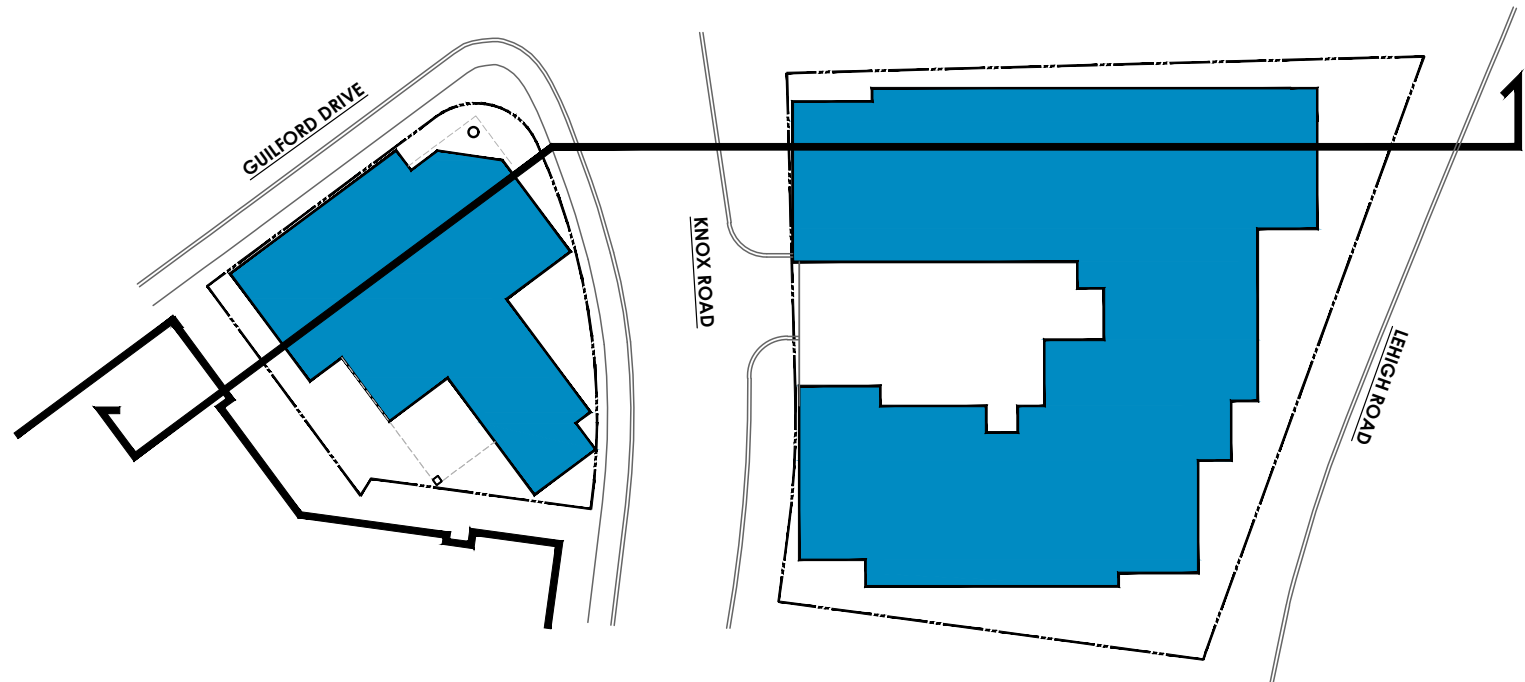
The diagram illustrates the layout of parking spaces. On the left, there are two compact spaces, each measuring 8'-0" in width and 16'-6" in depth. To the right of these is a typical drive aisle measuring 22'-0" in width. Further right are two standard/hc spaces, each measuring 9'-0" in width and 19'-6" in depth. The spaces are separated by dashed lines, and the drive aisle is indicated by a vertical line with a double arrow pointing to it.

Space Type	Width	Depth
Compact Spaces	8'-0"	16'-6"
Standard/Hc Spaces	9'-0"	19'-6"

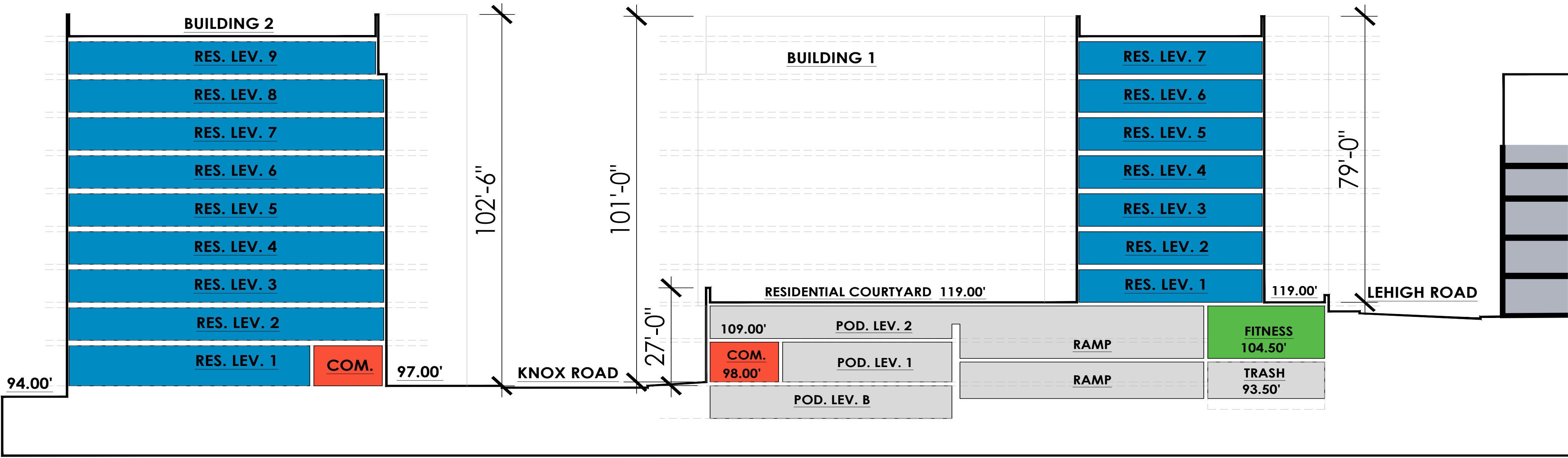
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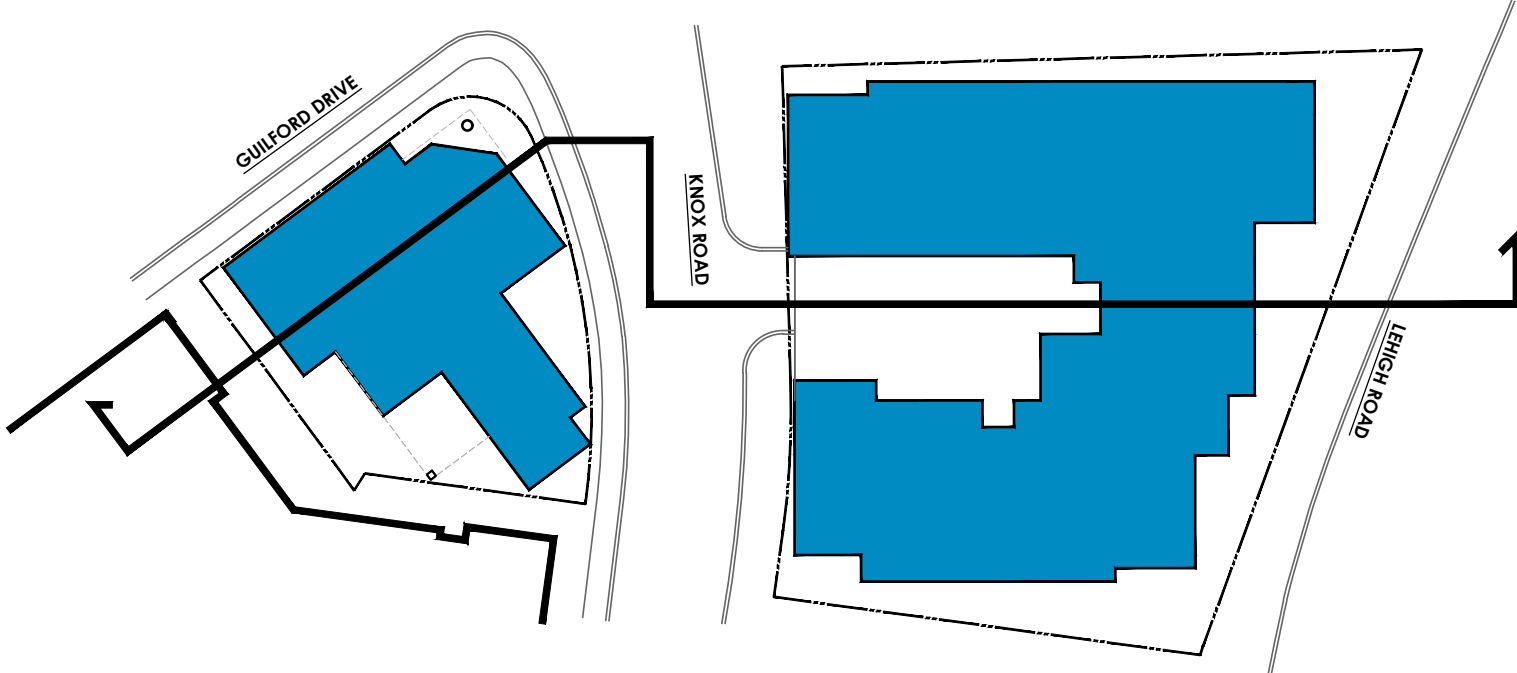
SITE/BUILDING SECTION DIAGRAM 1



SITE/BUILDING KEY PLAN



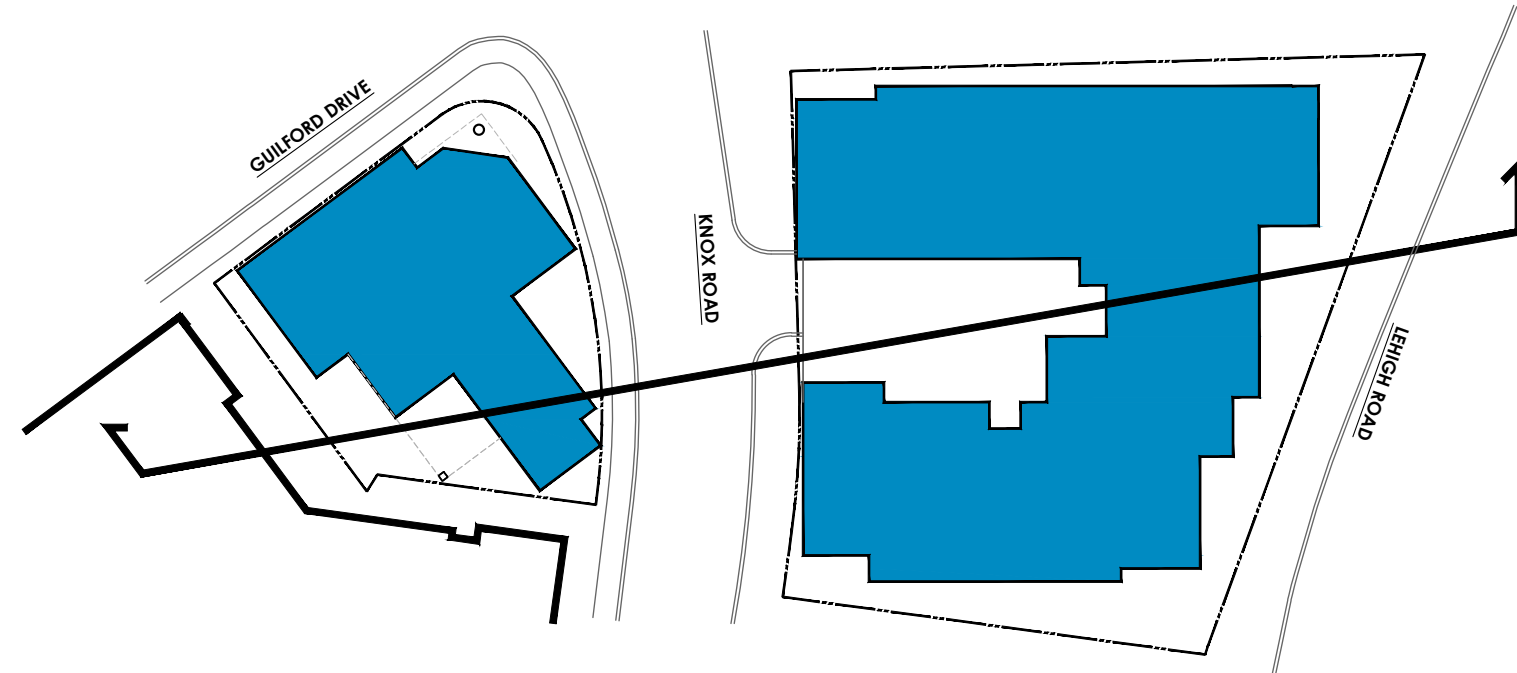
SITE/BUILDING SECTION DIAGRAM 2



SITE/BUILDING KEY PLAN



SITE/BUILDING SECTION DIAGRAM 3



SITE/BUILDING KEY PLAN

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	11/12/2020	Initial floor plan changes, including building info and existing wall detail	JW	YH
02	01/20/2021	Added 2nd floor plan and elevation changes	JW	YH
03	03/02/2021		JW	YH

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: SH200152
DRAWN BY: YH
CHECKED BY: JW
DATE: 07/31/20
CAD I.D.:
PROJECT:

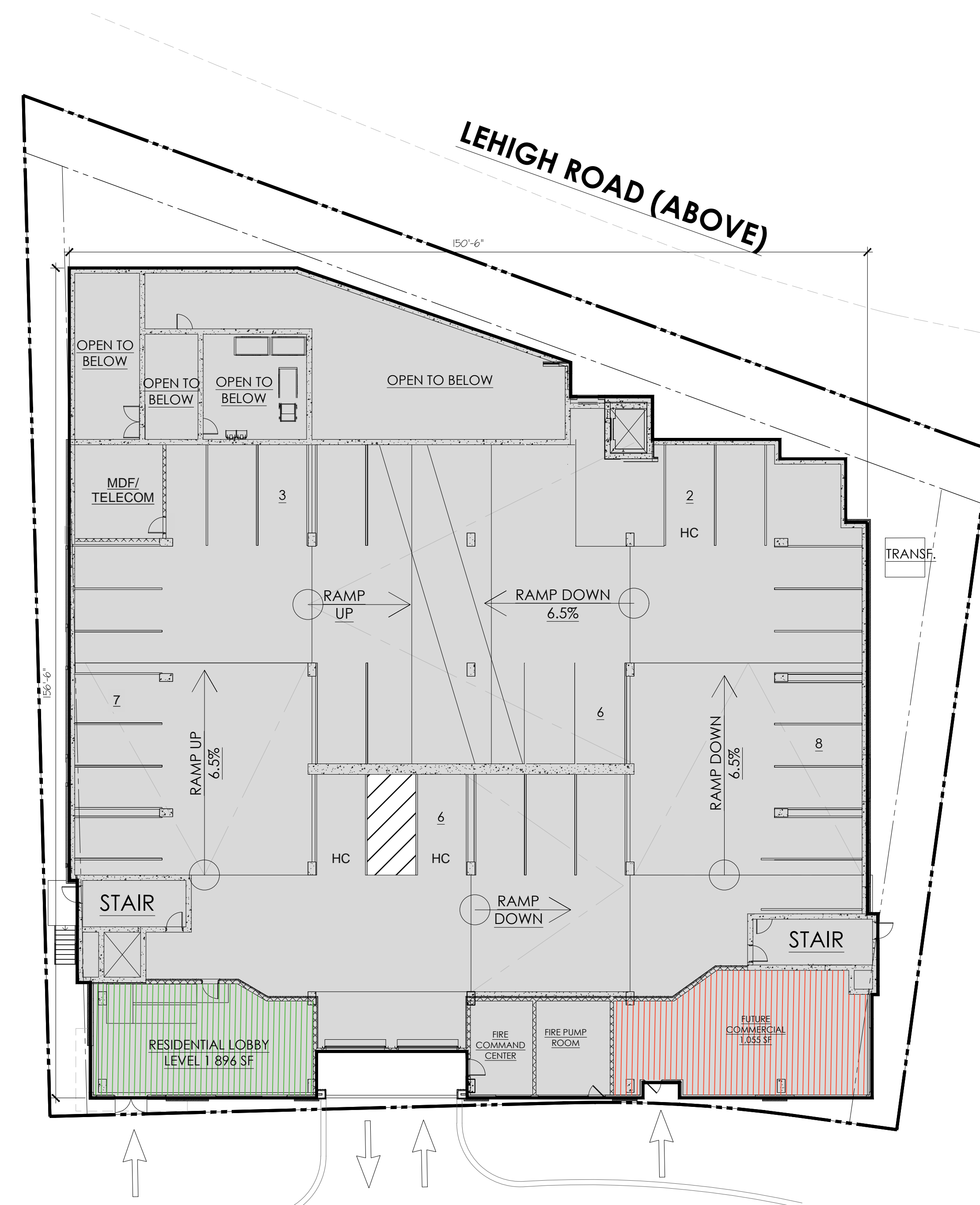
DESIGN INTENT
FOR

ASPEN - MARYLAND
PROPOSED DEVELOPMENT
4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

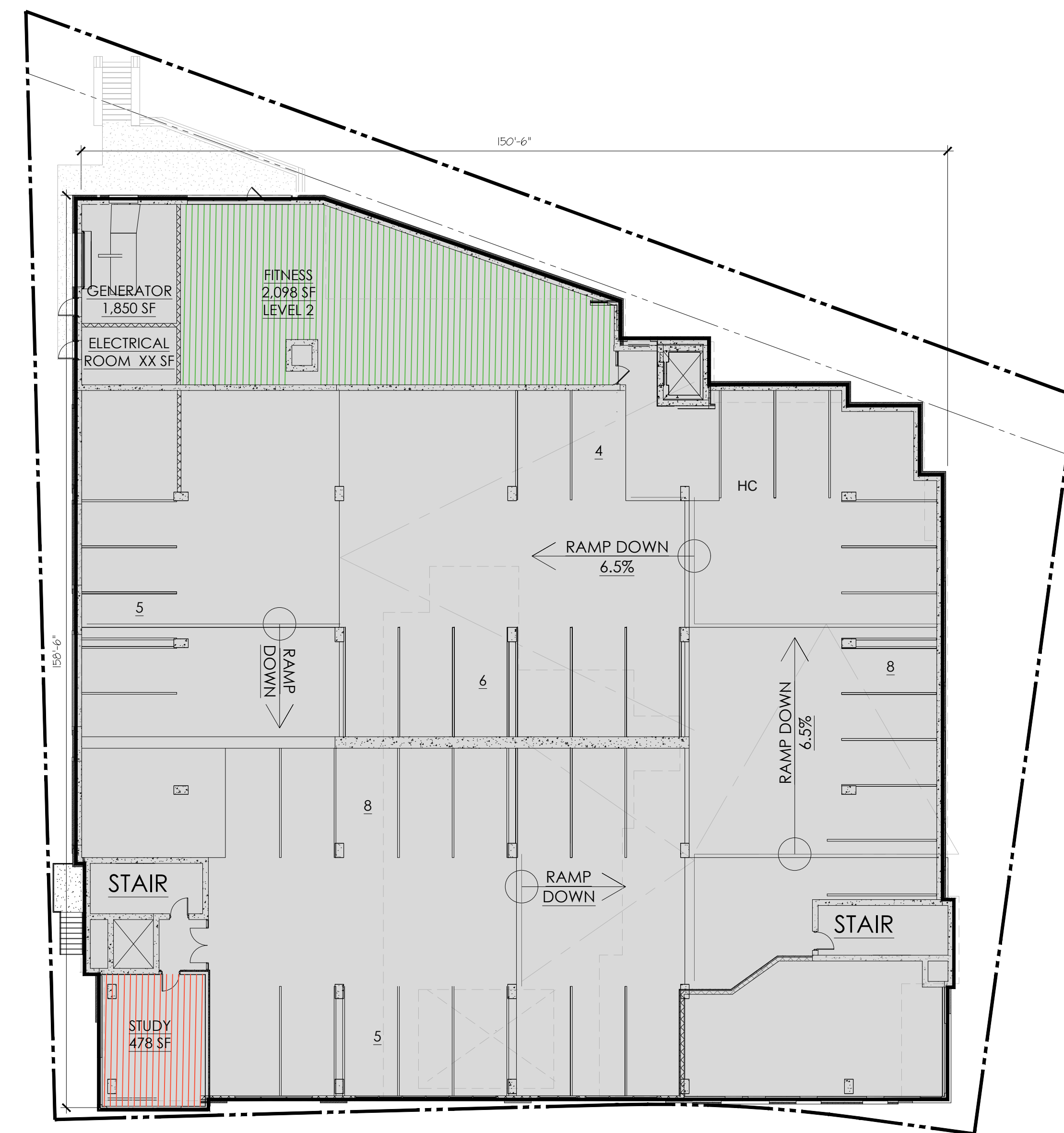
1616 CAMDEN ROAD, SUITE 250
Phone: (704) 786-2328
BSBDESIGN.com

ARCHITECT
1884
DANIEL R. SWIFT
State of Maryland
Professional Seal of Daniel R. Swift, Architect, No. 1884
The State of Maryland, Department of General Services, Office of the State Architect, 100 North E Street, Baltimore, MD 21201

SHEET TITLE:
3D SECTION
SHEET NUMBER:
DSP-14
ORG. DATE: 07/31/20

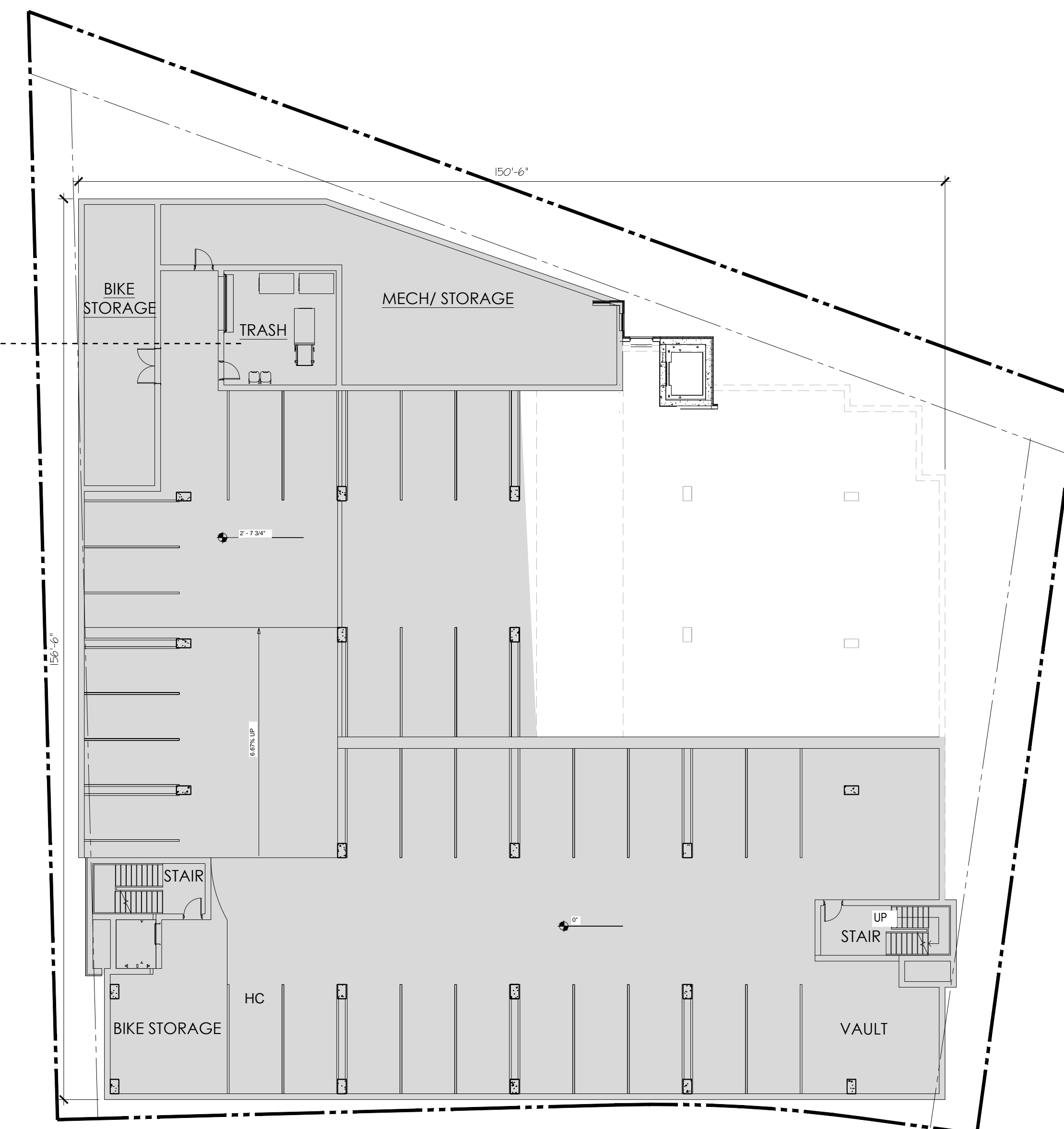


BUILDING 1 - PODIUM - LEVEL 1
SCALE 1/16" = 1'-0"



BUILDING 1 - PODIUM - LEVEL 2
SCALE 1/16" = 1'-0"

NOTE: BUILDING MAINTENANCE/OPERATIONS WILL MANAGE TRASH AND RECYCLE COLLECTION BY LOCATING BINS ON THE KNOX ROAD SIDE ON TRASH PICKUP DAY TO BE EMPTIED AND THEN IMMEDIATELY RETURNED TO TRASH ROOM INSIDE THE BUILDING



BUILDING 1 - PODIUM - LEVEL B
SCALE 1/16" = 1'-0"

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	11/12/2020	ADD 2 FOOTPRINT AND ELEVATION CHANGES	YH	JW
02	01/20/2021	REPLACE LAMP ROOMS TO ADD LAMP ROOMS	YH	JW
03	03/02/2021	ADD 2 FOOTPRINT AND ELEVATION CHANGES	YH	JW

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: SH200152
DRAWN BY: YH
CHECKED BY: JW
DATE: 07/31/20
CAD L.D.:

PROJECT:

DESIGN INTENT
FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

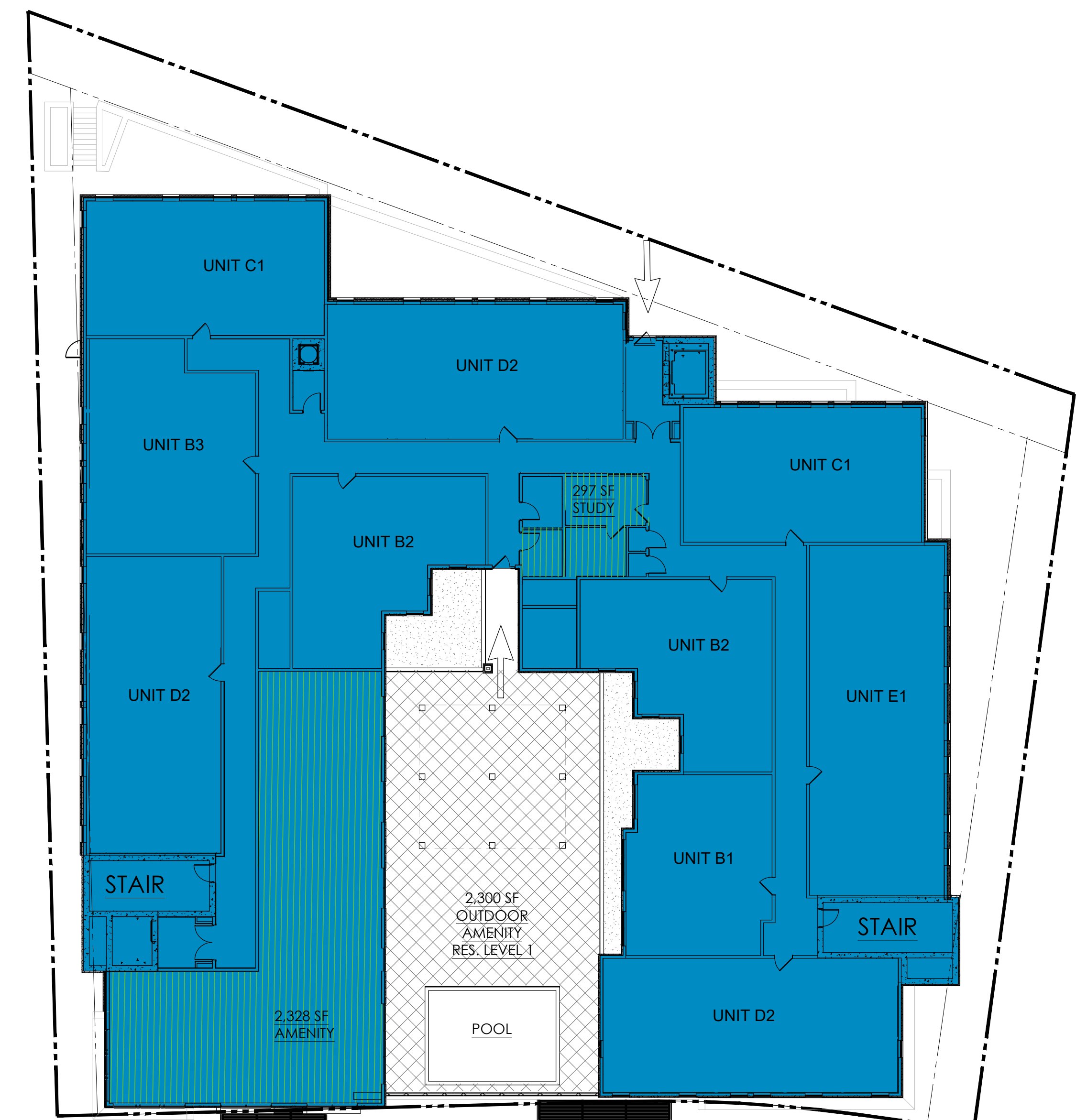
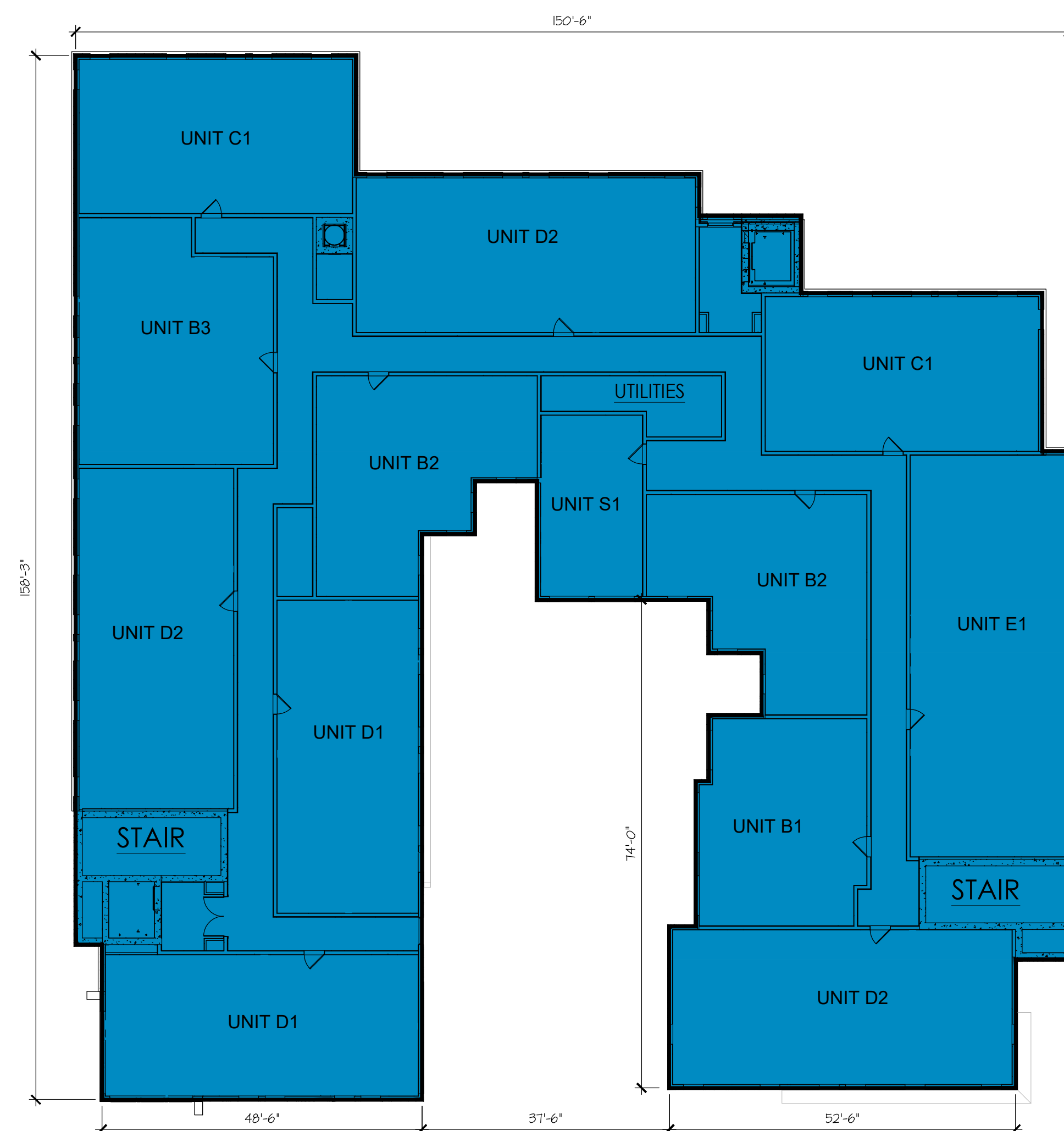
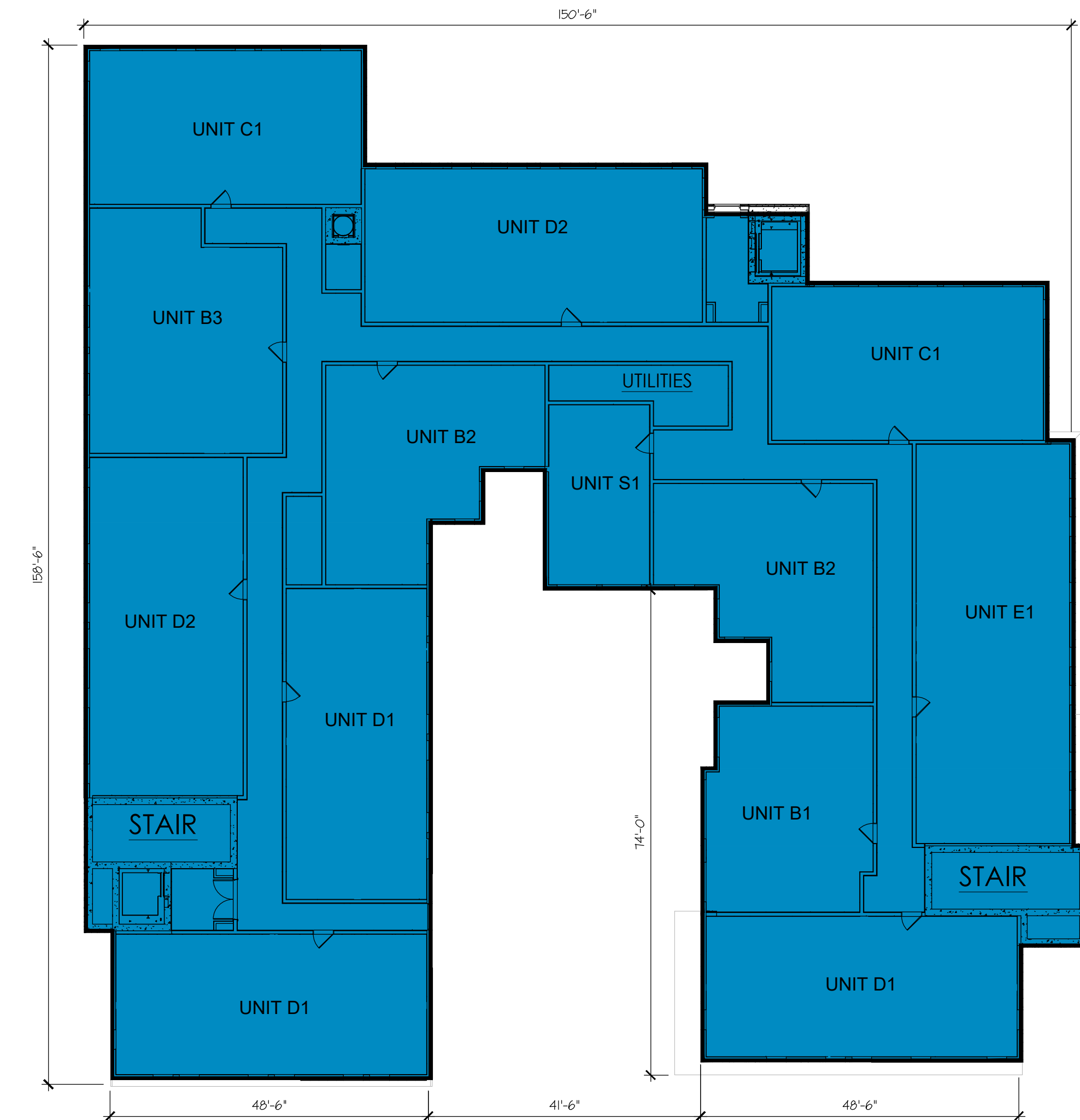
BSB
1616 CAMDEN ROAD, SUITE 250
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BSBDESIGN.com

ARCHITECT
1884
DANIEL R. SWIFT
State of Maryland
Professional Certificate No. 1884
Expiration Date 07/31/2021

SHEET TITLE:
BUILDING 1 FLOOR PLANS

SHEET NUMBER:
DSP-15

ORG. DATE: 07/31/20

[illegible]

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PROJECT No.:	SH200162
LAWN BY:	YH
CHECKED BY:	JW
DATE:	07/31/20
PROD I.D.:	

PROJECT:

DESIGN INTENT

_____ FOR _____

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY



**BUILDING 1
FLOOR
PLANS**

HEET NUMBER:

DSP-16

G. DATE - 07/31/20

103

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PROJECT:

_____ FOR _____

ASPEN - MARYLAND

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

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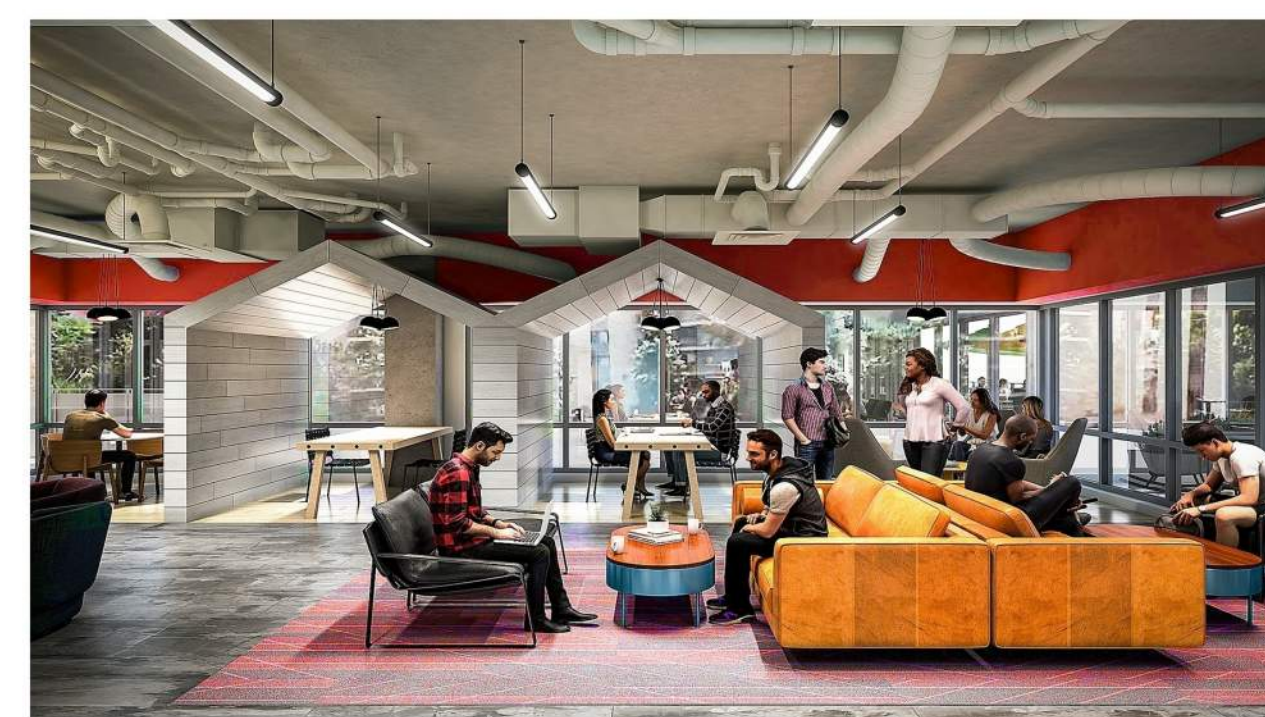
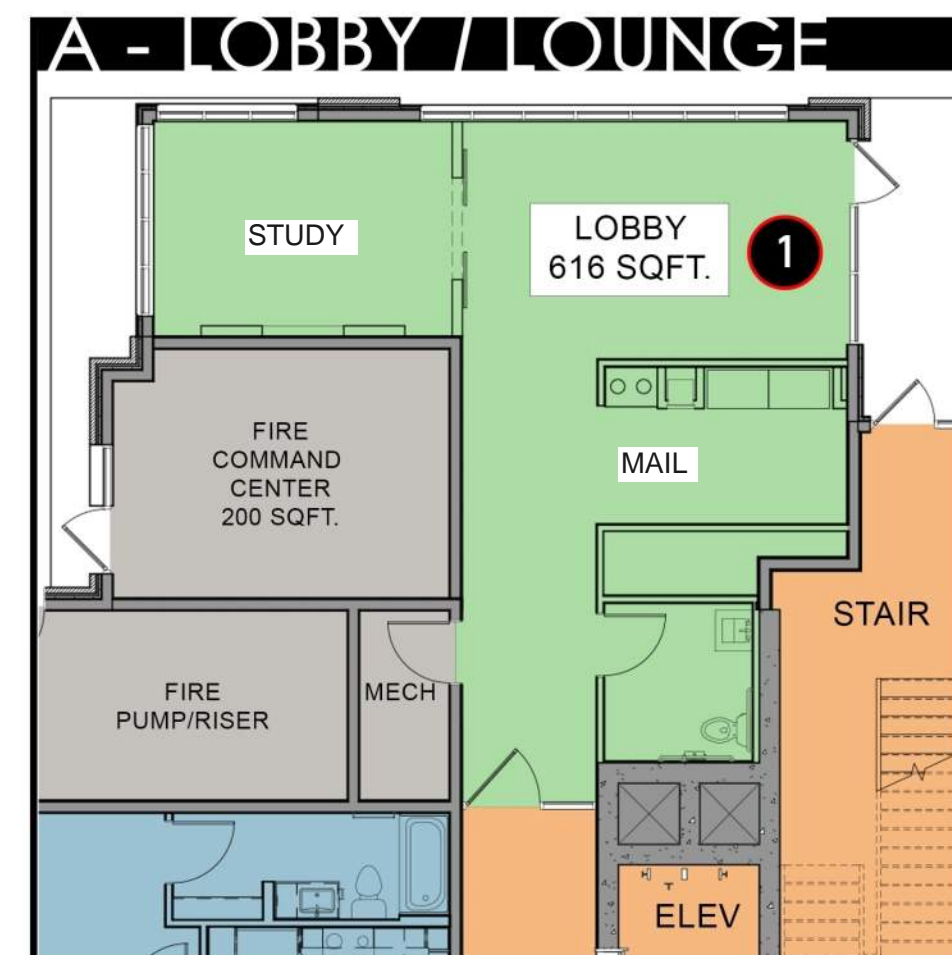
"Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 18865, expiration date 05/1/2009."

BUILDING 2
FLOOR

SHEET NUMBER: _____

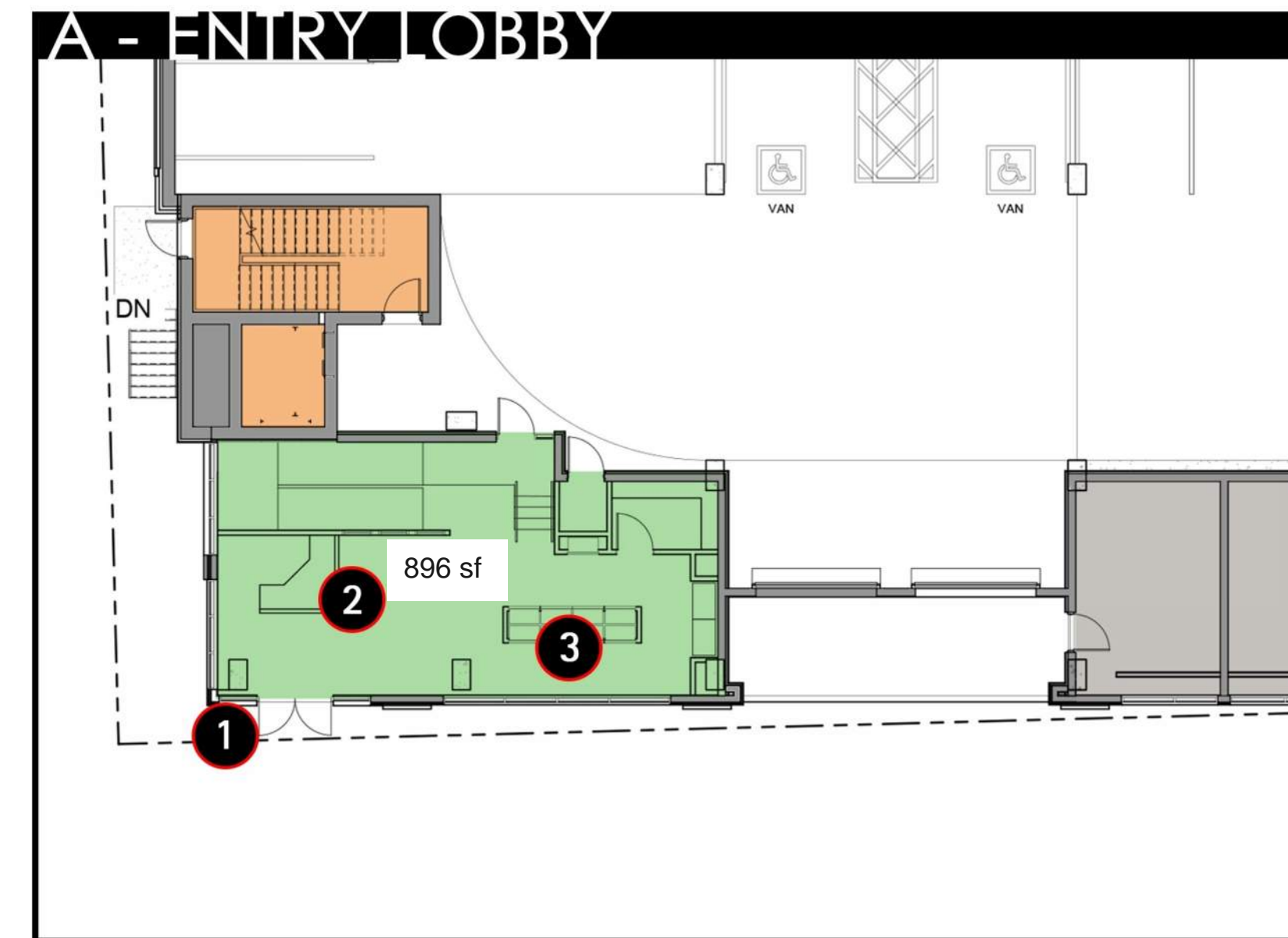
ORG. DATE - 07/31/20





1 LOBBY / STUDY

*DISCLAIMER: ILLUSTRATIONS AND IMAGES ARE FOR REPRESENTATION PURPOSES ONLY
BUILDING 2 - CONCEPT AMENITIES



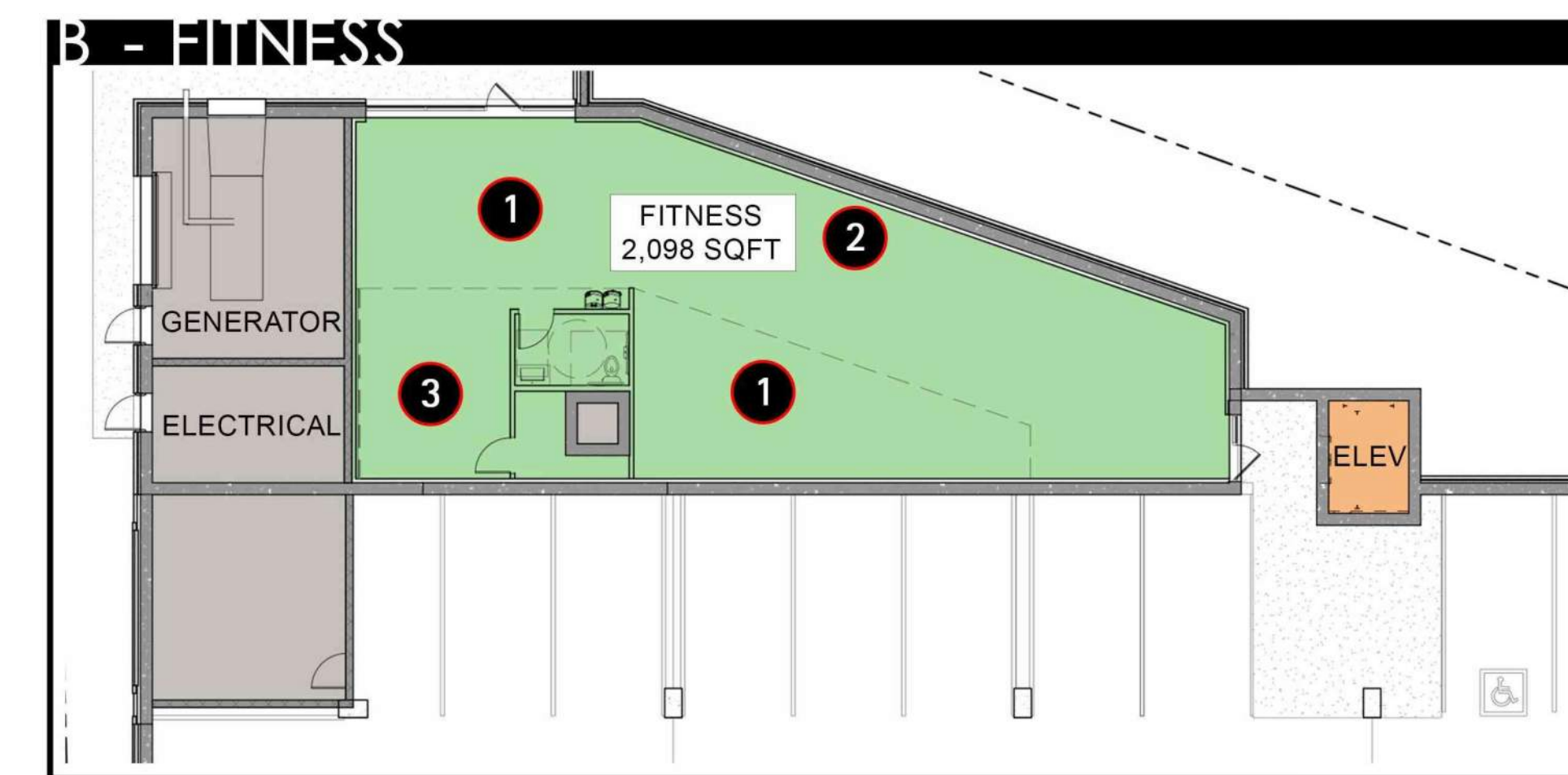
1 ACCENTED CORNER



3 MAIL/PACKAGE



2 RECEPTION



- 1 EQUIPMENT**
- FREE WEIGHTS
 - LEG CURL, PRESS AND EXTENSION
 - LATERAL PULL DOWN
 - MULTI-FUNCTION TRAINER
 - BENCHES
 - TIRE FLIP

- 2 CARDIO**
- TREADMILLS
 - ELLIPTICALS
 - STAIR CLIMBER
 - UPRIGHT BIKES
 - RECUMBENT BIKES
 - ROW MACHINE

- 3 FLEXIBLE FITNESS**
- YOGA
 - FITNESS ON DEMAND
 - MEDICINE BALLS
 - STRETCH MATS
 - BALLET BAR



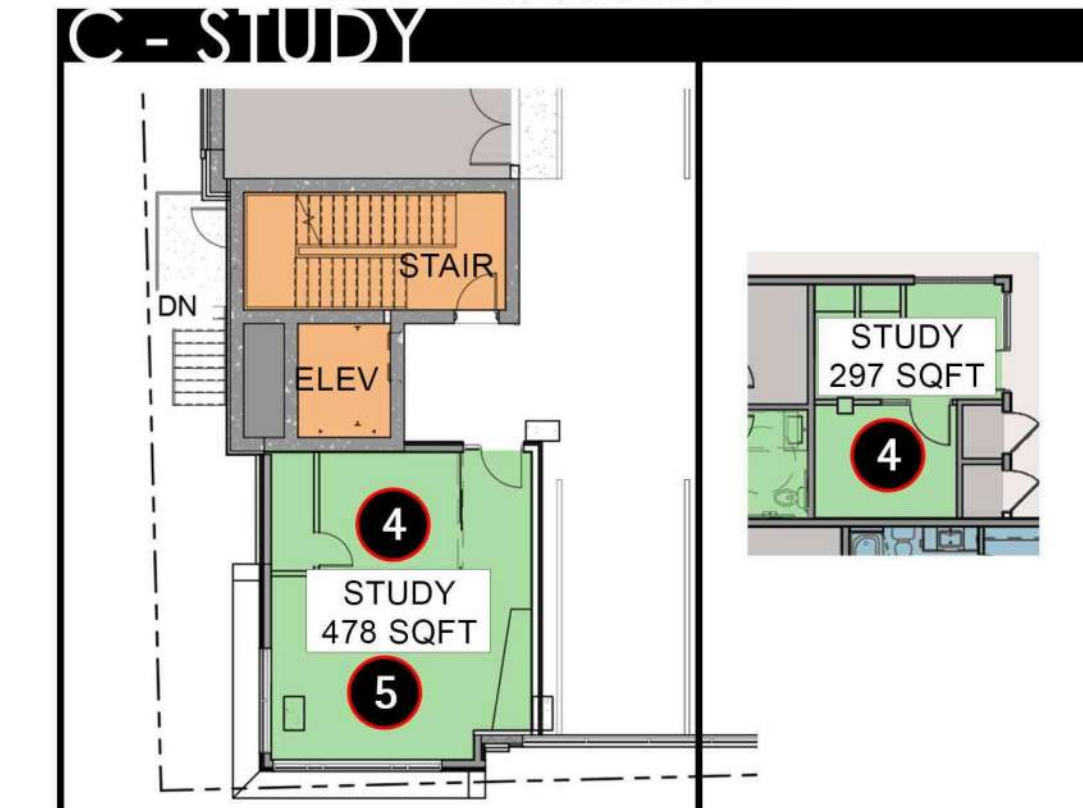
1 EQUIPMENT



2 CARDIO



3 FLEXIBLE FITNESS



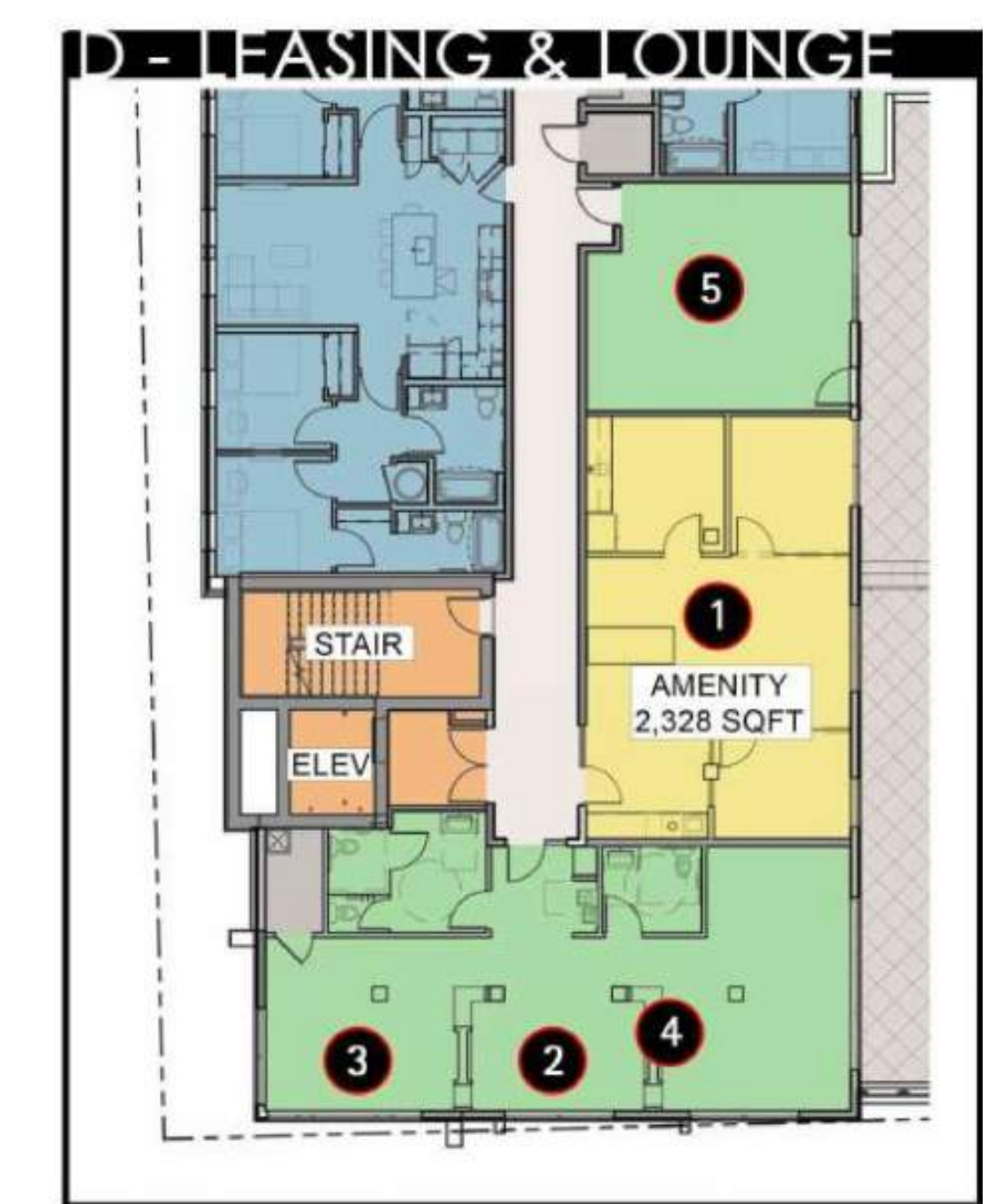
5 COMPUTER



4 COLLAB ROOM



3 FLEXIBLE FITNESS



1 LEASING CENTER



2 COMMUNITY TABLE



3 LOUNGE



4 BUILT-IN DIVIDER

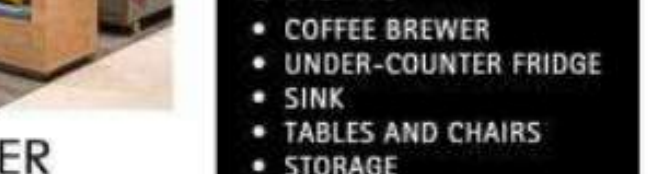
- 1 LEASING CENTER**
- OFFICES
 - COLLABORATION TABLE
 - WORKROOM
 - LEASING LOUNGE
 - TV
 - RESTROOMS

- 2 COMMUNITY TABLE**
- DUAL HEIGHT
 - INTEGRATED POWER

- 3 LOUNGE**
- SOFT SEATING
 - TABLES AND CHAIRS
 - TV
 - ACCENT FURNITURE

- 4 BUILT-INS**
- SPACE DIVIDER
 - BANQUETTE WITH INTEGRATED POWER

- 5 BISTRO**
- COFFEE BREWER
 - UNDER-COUNTER FRIDGE
 - SINK
 - TABLES AND CHAIRS
 - STORAGE



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BUILDING 1 - CONCEPT AMENITIES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
01	11/12/2020	ADD 3 FOOTING AND FOUNDATION CHANGES	YH
02	01/20/2021	ADD 3 FOOTING AND FOUNDATION CHANGES	YH
03	03/02/2021	ADD 3 FOOTING AND FOUNDATION CHANGES	YH

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PROJECT No.: SH200152
 DRAWN BY: YH
 CHECKED BY: JH
 DATE: 07/31/20
 CAD L.D.:

PROJECT:

DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT

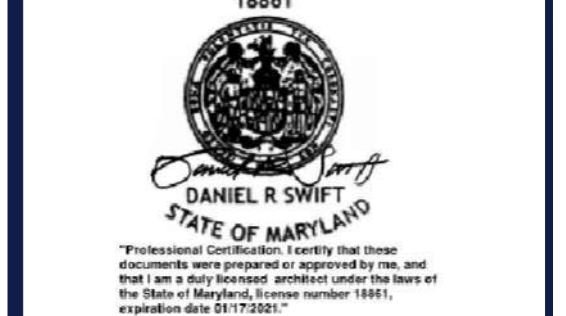
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 PRINCE GEORGE'S COUNTY



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 Phone: (704) 786-2328

BSBDESIGN.com

ARCHITECT
 1884



SHEET TITLE:

SHEET NUMBER:
DSP-18

ORG. DATE: 07/31/20



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	11/12/2020	ADD 3 FOOTING AND ELEVATION CHANGES	YH	JW
02	01/20/2021	ADD 3 FOOTING AND ELEVATION CHANGES	YH	JW
03	03/02/2021		YH	JW

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PROJECT No.: SH200152
DRAWN BY: YH
CHECKED BY: JW
DATE: 07/31/20
CAD L.D.:

PROJECT:


DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY


1616 CAMDEN ROAD, SUITE 250
Phone: (704) 786-2328
BSBDESIGN.com

ARCHITECT
1884

DANIEL R. SWIFT
State of Maryland
Professional Seal No. 1732017

SHEET TITLE:

RENDERING
VIEW 1

SHEET NUMBER:

DSP-19

ORG. DATE: 07/31/20



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	11/12/2020	ADD 3 FOOTING AND ELEVATION CHANGES	YH	JW
02	01/20/2021	REPLACE EAST ENTRY SIGNAGE	YH	JW
03	03/02/2021	ADD 3 FOOTING AND ELEVATION CHANGES	YH	JW

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PROJECT No.: SH200152
DRAWN BY: YH
CHECKED BY: JW
DATE: 07/31/20
CAD L.D.:

PROJECT:

DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
4205 & 4206 KNOX ROAD
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ARCHITECT
1884
DANIEL R. SWIFT
Professional Seal and Stamp of the State of Maryland, License No. 1884
Expiration Date 12/31/2021

SHEET TITLE:

RENDERING
VIEW 2

SHEET NUMBER:
DSP-20

ORG. DATE - 07/31/20



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	11/12/2020	ADD 3 FOOTING AND ELEVATION CHANGES TO BUILDING FOOTING AND ELEVATION CHANGES	YH	JW
02	01/20/2021	ADD 3 FOOTING AND ELEVATION CHANGES TO BUILDING FOOTING AND ELEVATION CHANGES	YH	JW
03	03/02/2021	ADD 3 FOOTING AND ELEVATION CHANGES TO BUILDING FOOTING AND ELEVATION CHANGES	YH	JW

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PROJECT No.: SH200152
DRAWN BY: YH
CHECKED BY: JW
DATE: 07/31/20
CAD L.D.:

PROJECT:

DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
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PRINCE GEORGE'S COUNTY

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1884
DANIEL R. SWIFT
STATE OF MARYLAND
Professional Seal of Daniel R. Swift, State of Maryland, License Number 1884, Expiration Date 07/31/2021

SHEET TITLE:

RENDERING VIEW 3

SHEET NUMBER:

DSP-21

ORG. DATE - 07/31/20



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	11/12/2020	ADD 2 FOOTPRINT AND ELEVATION CHANGES	YH	JP
02	01/20/2021	ADD 2 FOOTPRINT AND ELEVATION CHANGES	YH	JP
03	03/02/2021		YH	JP

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PROJECT No.: SH200152
DRAWN BY: YH
CHECKED BY: JVN
DATE: 07/31/20
CAD L.D.:

PROJECT:


DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
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ARCHITECT
15881
DANIEL R. SWIFT
State of Maryland
Professional Engineer Seal No. 15881
Expiration Date 06/30/2021

SHEET TITLE:

RENDERING VIEW 4

SHEET NUMBER:
DSP-22

ORG. DATE - 07/31/20

BSB

DESIGN

7/6/2020

UMD

UMD - BUILDING 1

ELEVATION	MASONRY	FIBER CEMENT PANEL	FIBER CEMENT LAP	STUCCO	METAL	OPENINGS
(1) NORTH / KNOX ROAD	9%	6%	16%	43%	5%	22%
(2) SOUTH / LEHIGH RD	12%	13%	53%	1%	3%	18%
(3) WEST	25%	21%	41%	25%	7%	6%
(4) EAST	14%	18%	39%	14%	3%	12%
TOTAL BUILDING MATERIAL PERCENTA	12.67%	13.82%	36.85%	20.44%	4.37%	15.10%

BSB

DESIGN

7/6/2020

UMD

UMD - BUILDING 2

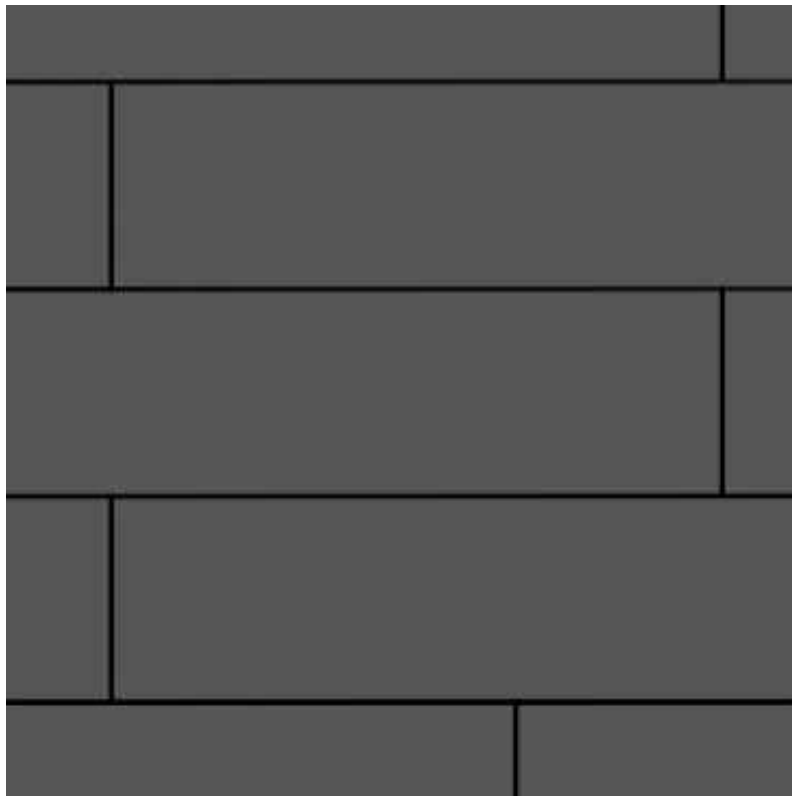
ELEVATION	MASONRY	FIBER CEMENT PANEL	FIBER CEMENT LAP	STUCCO	METAL	OPENINGS
(1) SOUTH / KNOX ROAD	20%	7%	3%	44%	6%	21%
(2) EAST / MOWATT LN	23%	17%	14%	15%	11%	20%
(3) WEST	32%	7%	52%	32%	4%	5%
(4) NORTH	22%	15%	35%	15%	4%	11%
TOTAL BUILDING MATERIAL PERCENTA	21.63%	11.19%	25.27%	27.19%	5.77%	14.05%



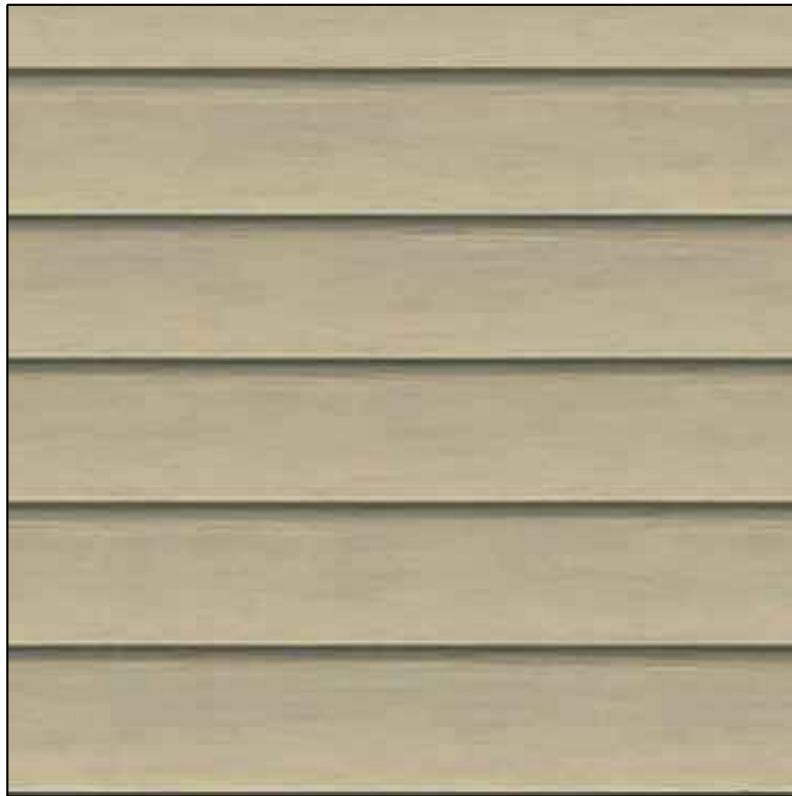
STUCCO 1
STO
SMOKED PUTTY
60 93240
(SMOOTH/TROWELED FINISH COAT)



STUCCO 2
STO
BRUSHED PEWTER
47 11404
(SMOOTH/TROWELED FINISH COAT)



FIBER CEMENT
SIDING 1
SW 7068
GRIZZLE GRAY



FIBER CEMENT
SIDING 2
SW 6141
SOFTER TAN



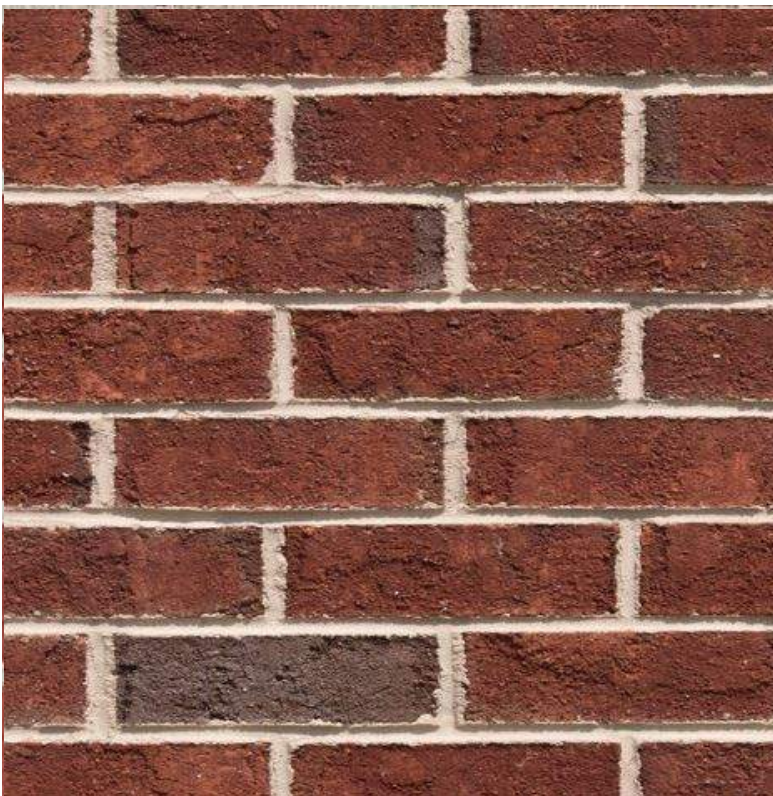
FIBER CEMENT
SIDING 3
SW 6003
PROPER GRAY



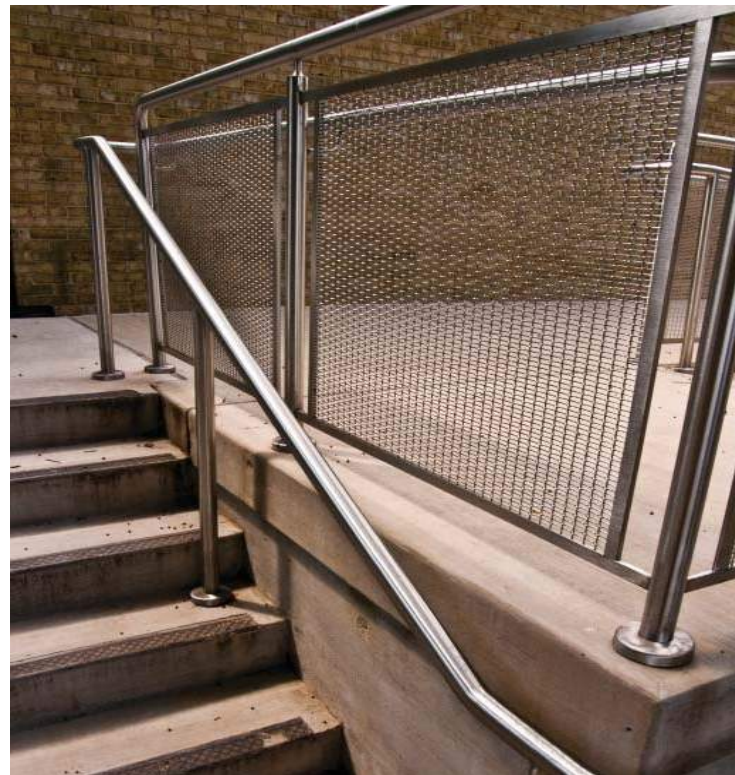
CLEAR ANODIZED
RENO BOND



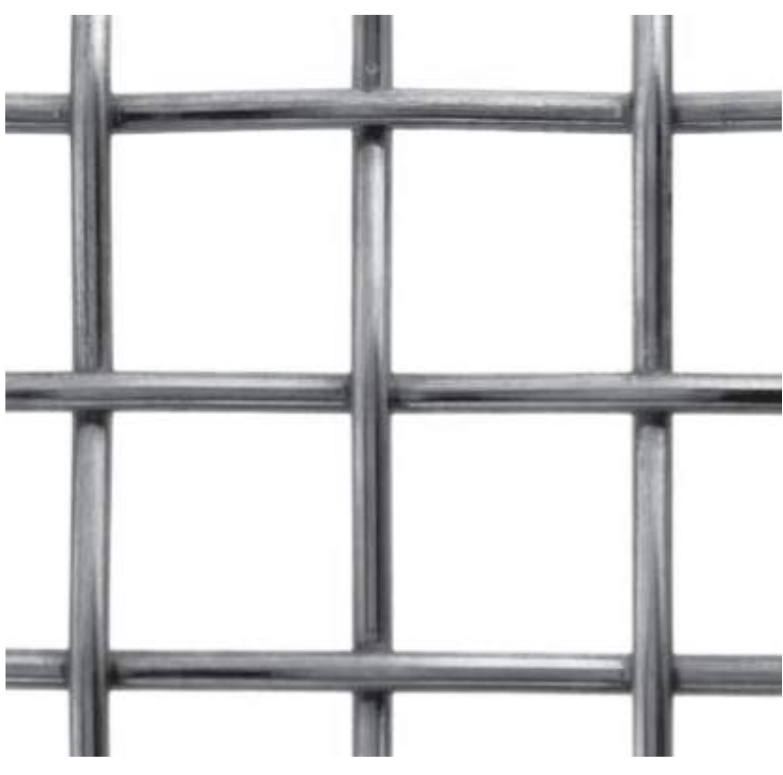
METAL PANEL



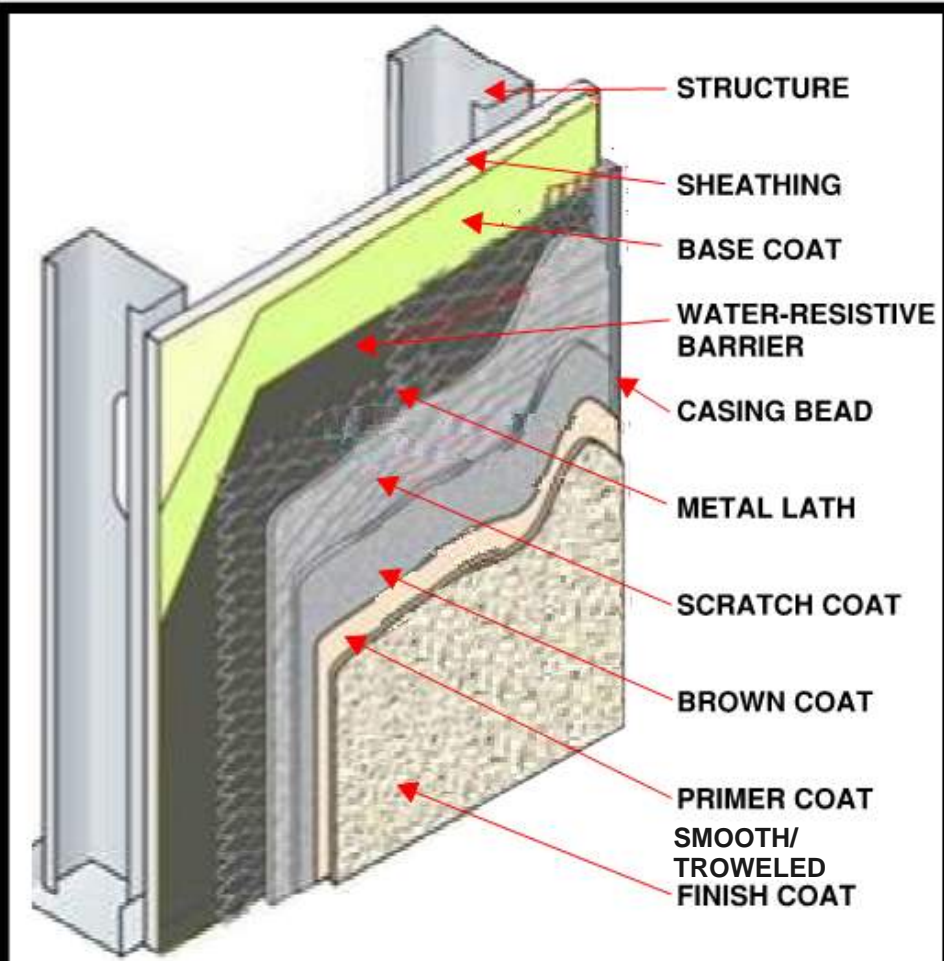
BRICK
TRIANGLE BRICK
OXFORD



METAL RAILING WITH
MESH INFILL PANELS



SQUARE MESH INFILL
PANEL PATTERN



3 COAT STUCCO SYSTEM WALL DETAIL
(SMOOTH/TROWELED FINISH COAT)

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
01	11/12/2020	Initial floor plan changes / add-on	JW
02	01/20/2021	Final floor plan changes / add-on	JW
03	03/02/2021	Final floor plan changes / add-on	JW

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PROJECT No.: SH200162

DRAWN BY: YH

CHECKED BY: JW

DATE: 07/31/20

CAD I.D.:

PROJECT:

DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT

4205 & 4206 KNOX ROAD

COLLEGE PARK, MD 20740

PRINCE GEORGE'S COUNTY

1616 CAMDEN ROAD, SUITE 250

Phone: (704) 786-2328

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ARCHITECT

18861

STATE OF MARYLAND

SAMUEL R. SHIFF

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Professional Seal of the State of Maryland

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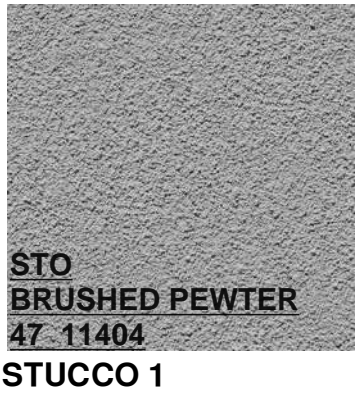
Professional Seal of the State of Maryland

Professional Seal of the State of Maryland

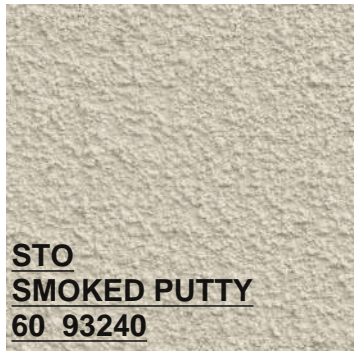
Professional Seal of the State of Maryland

Professional Seal of the State of Maryland

JMD - BUILDING 1						
ELEVATION	MASONRY	FIBER CEMENT PANEL	FIBER CEMENT LAP	STUCCO	METAL	OPENINGS
(1) NORTH / KNOX ROAD	9%	6%	16%	43%	5%	22%
(2) SOUTH / LEHIGH RD	12%	13%	53%	1%	3%	18%
(3) WEST	25%	21%	41%	25%	7%	6%
(4) EAST	14%	18%	39%	14%	3%	12%
TOTAL BUILDING MATERIAL PERCENTAGE	12.67%	13.82%	36.85%	20.44%	4.37%	15.10%



STUCCO 1



STUCCO 2



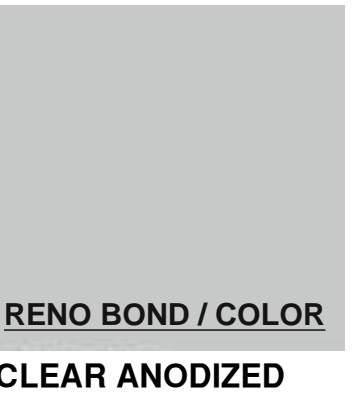
FIBER CEMENT SIDING 1



FIBER CEMENT SIDING 2



FIBER CEMENT SIDING 3



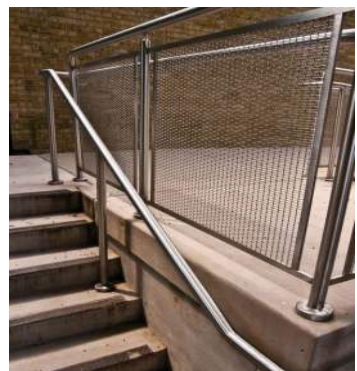
METAL PANEL



METAL PANEL



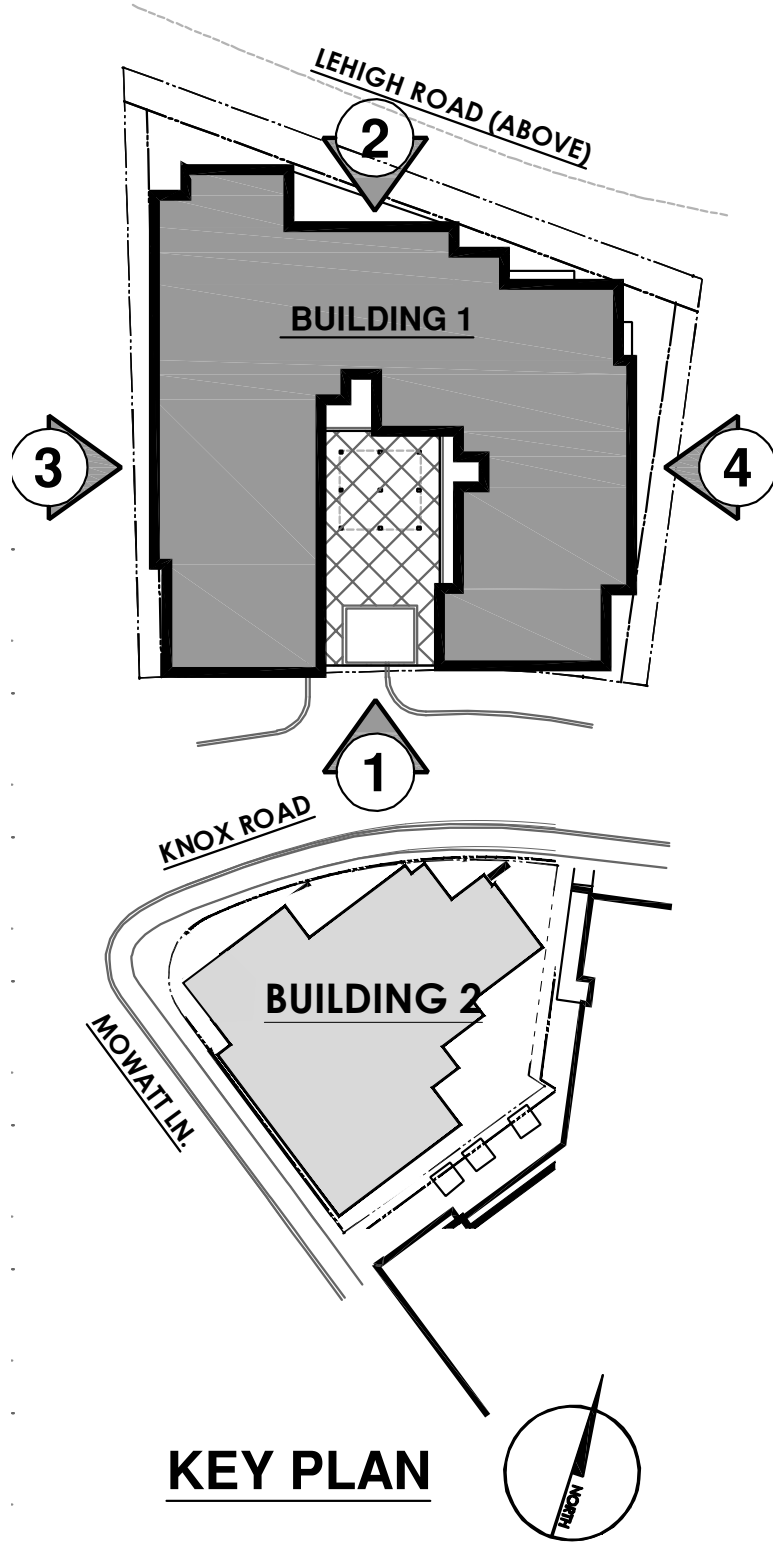
BRICK TRIANGLE BRICK OXFORD



METAL RAILING WITH MESH INFILL PANELS



SQUARE MESH INFILL PANEL PATTERN



KEY PLAN



BLD. 1 ELEVATION - EAST

SCALE: 1/32"=1'-0"



BLD. 1 ELEVATION - WEST

SCALE: 1/32"=1'-0"



BLD. 1 ELEVATION - SOUTH (LEHIGH ROAD)

SCALE: 1/32"=1'-0"

ALLOWED UPPER LEVEL OPENINGS %: 20%- 70% / PROVIDED : RES. LEVEL 1 = 21% / RES. LEVEL 2-7 = 21% (COM



BLD. 1 ELEVATION - NORTH (KNOX ROAD)

SCALE: 1/32"=1'-0"

ALLOWED UPPER LEVEL OPENINGS: 20%- 70% / PROVIDED : POD. LEVEL 2 = 22% (COMPLIANT) / RES. LEVEL 1 = 25% (COMPLIANT) / RES. LEVEL 2 = 23% (COMPLIANT) / RES. LEVELS 3 - 7 = 20% (COMPLIANT) THE G.F. ALONG BLD. 1 FRONTAGE STORE FRONT: 50%- 70% / PROVIDED : 50% (COMPLIANT)

REVISIONS

REV	DATE	COMMENT	DRAWN BY
01	11/12/2020	BLD 1 FOOTING AND FOUNDATION CHANGES	YH
02	01/20/2021	BLD 2 FOOTING AND FOUNDATION CHANGES	YH
03	03/02/2021	BLD 2 FOOTING AND FOUNDATION CHANGES	YH

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PROJECT No.: SH200162
DRAWN BY: YH
CHECKED BY: JW
DATE: 07/31/20
CAD I.D.:

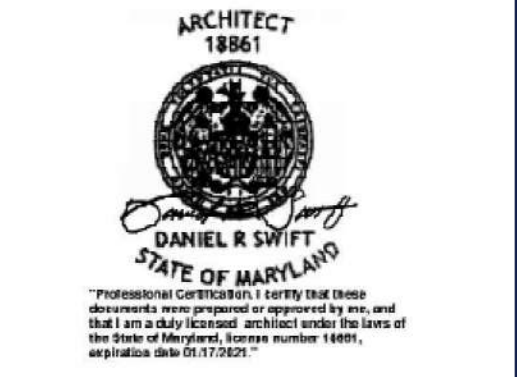
DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

1616 CAMDEN ROAD, SUITE 250
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SHEET TITLE:

BUILDING 1 ELEVATIONS

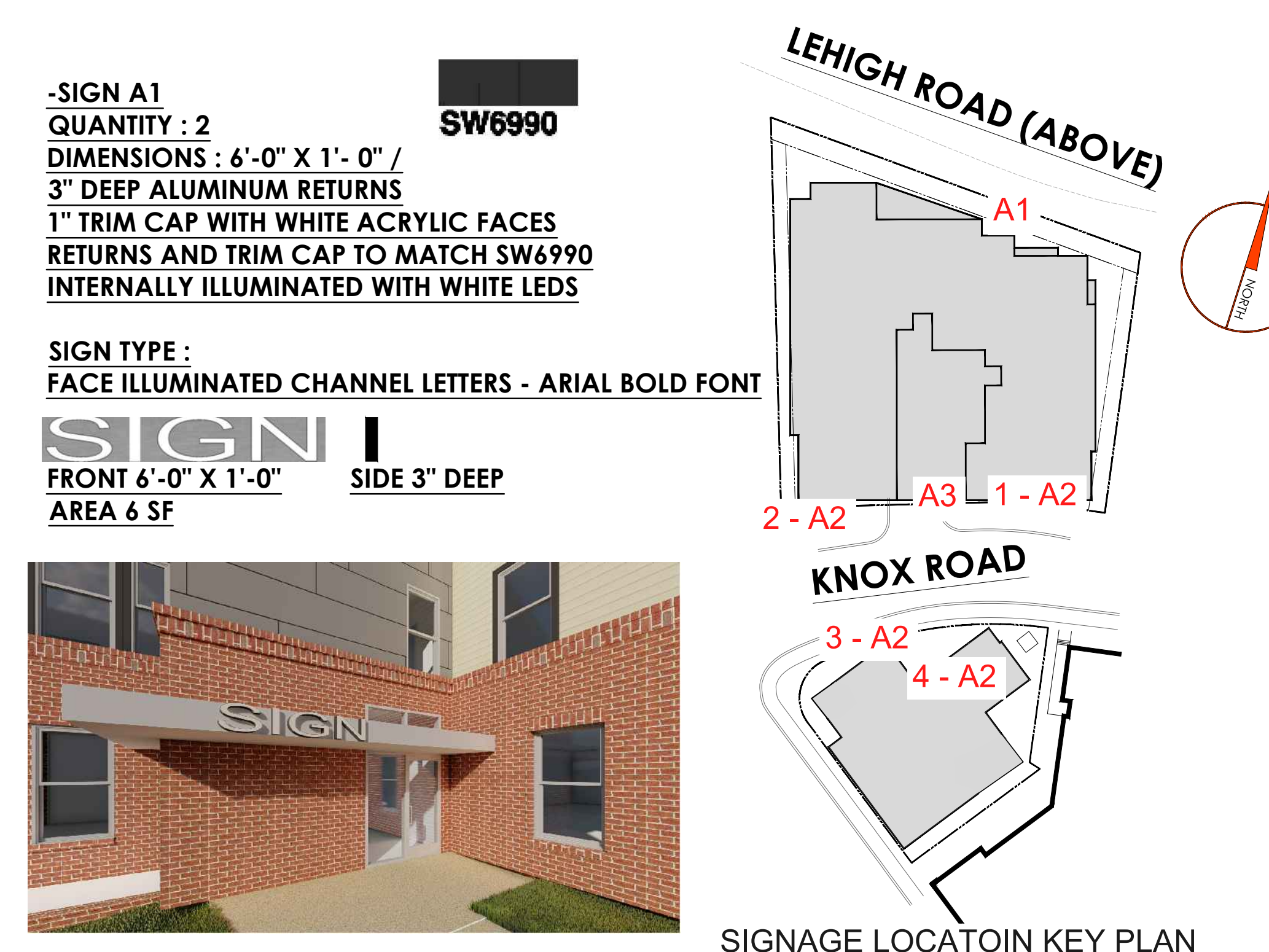
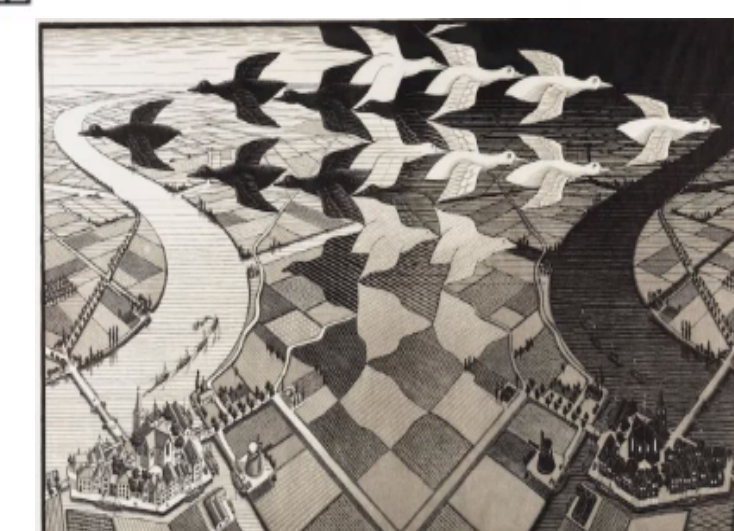
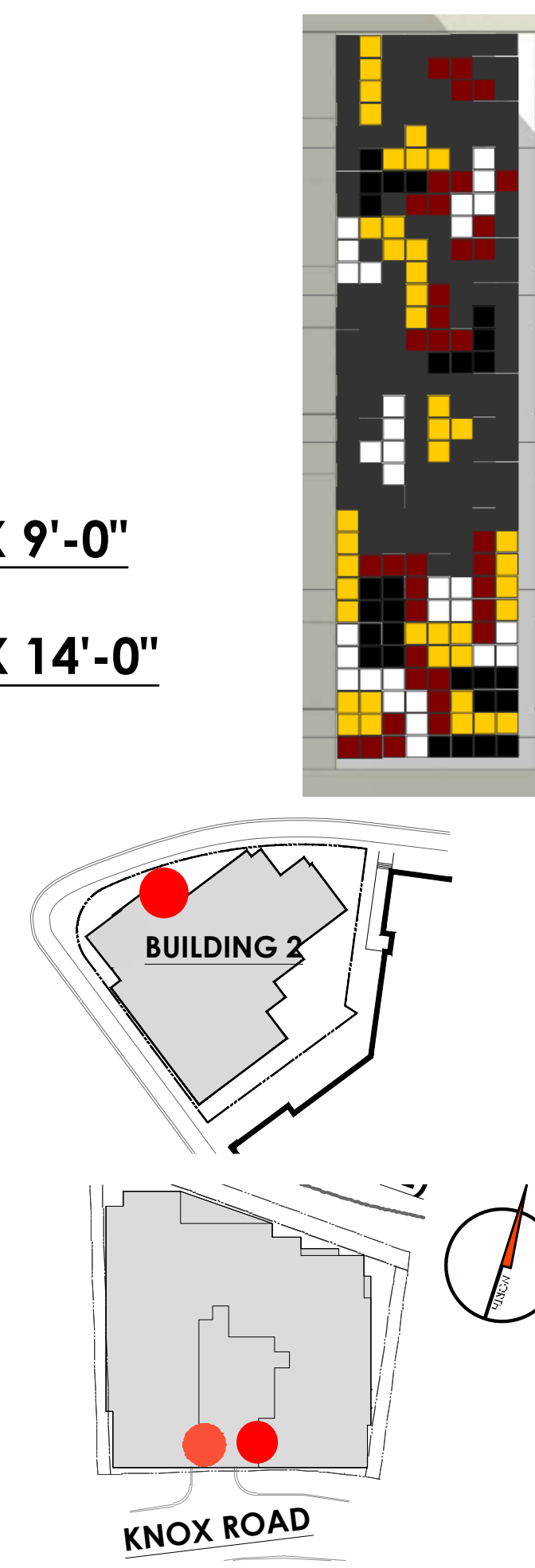
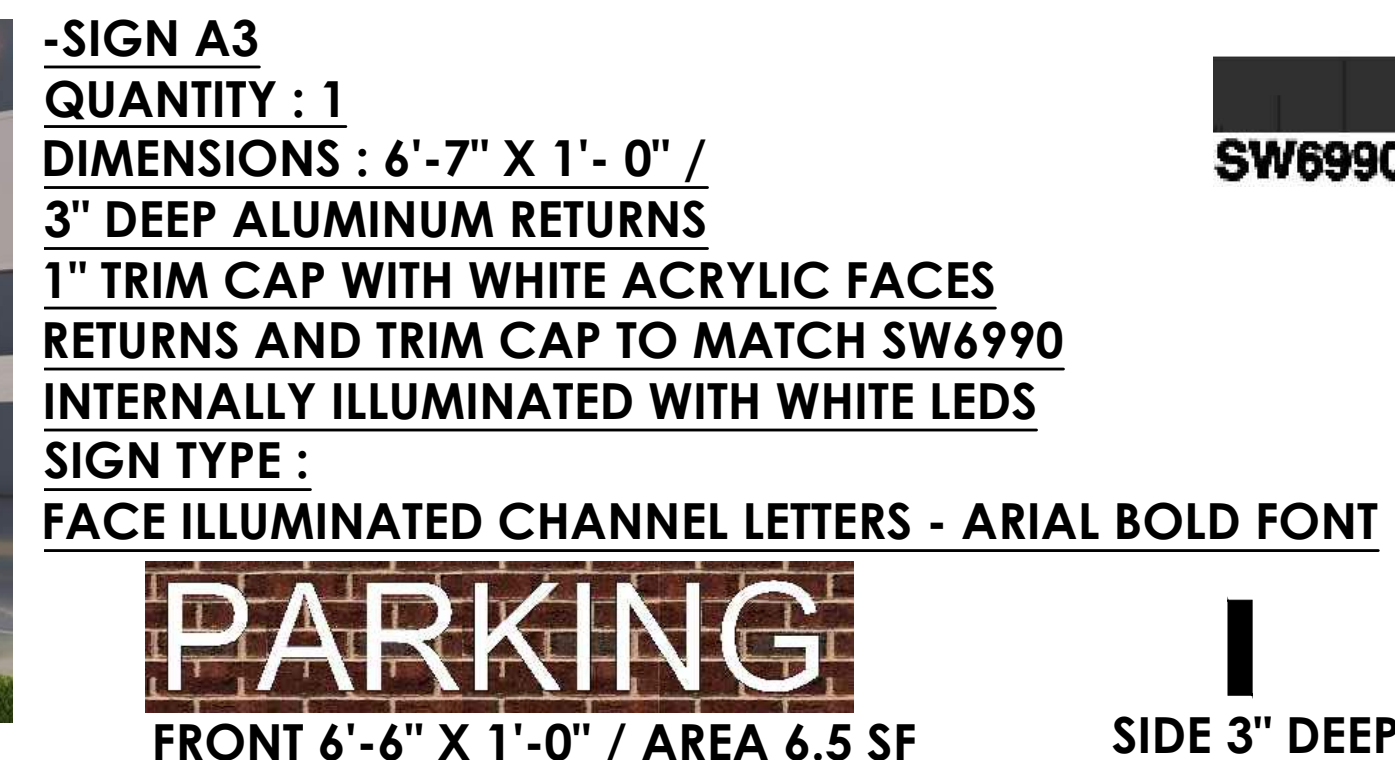
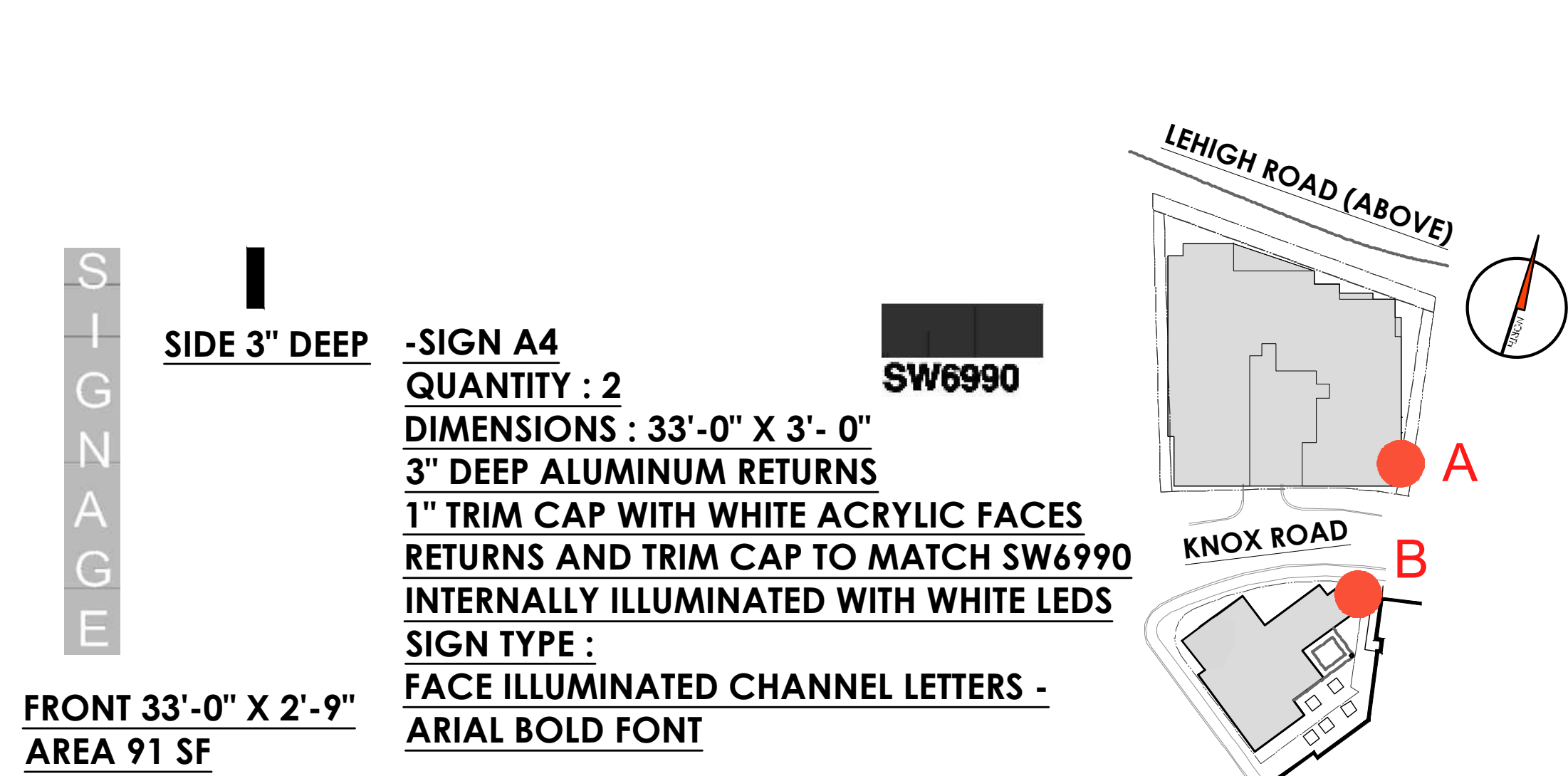
SHEET NUMBER:

DSP-24

ORG. DATE: 07/31/20

A close-up photograph of a brick wall, showing the texture of the bricks and the mortar joints. The bricks are reddish-brown and arranged in a standard running bond pattern. The mortar is a light, off-white color. The lighting is even, highlighting the slight variations in the brick's surface.

ORG. DATE - 07/31/20



REVISIONS			
REV	DATE	COMMENT	DRAWN & CHECKED
01	11/12/2020	- BLD 2 FOOTPRINT AND ELEVATION CHANGES - BUILDING 1 EASTWEST ELEVATOR PARKING - LOUVER DAWTER TO BRICK DETAILS	YK JW
02	01/20/2021	- BLD 2 FOOTPRINT AND ELEVATION CHANGES	YK JW
03	03/02/2021		YK JW

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CONSTRUCTION

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PROJECT No.:	SH200163
DRAWN BY:	YH
CHECKED BY:	JV
DATE:	07/31/2016
CAD I.D.:	

DESIGN INTENT

_____ FOR _____

ASPEN - MARYLAND

PROPOSED
DEVELOPMENT

4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY


1616 CAMDEN ROAD, SUITE 250
Phone: (704) 786-2328
BSBDESIGN.com

ARCHITECT
18861



Daniel R. Swift
DANIEL R SWIFT
STATE OF MARYLAND

"Professional Certification. I certify that these documents were prepared or supervised by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 18861, expiration date 11/17/2020."

SHEET TITLE:

**SITE
SIGNAGE /
ARTWORK
INFO**

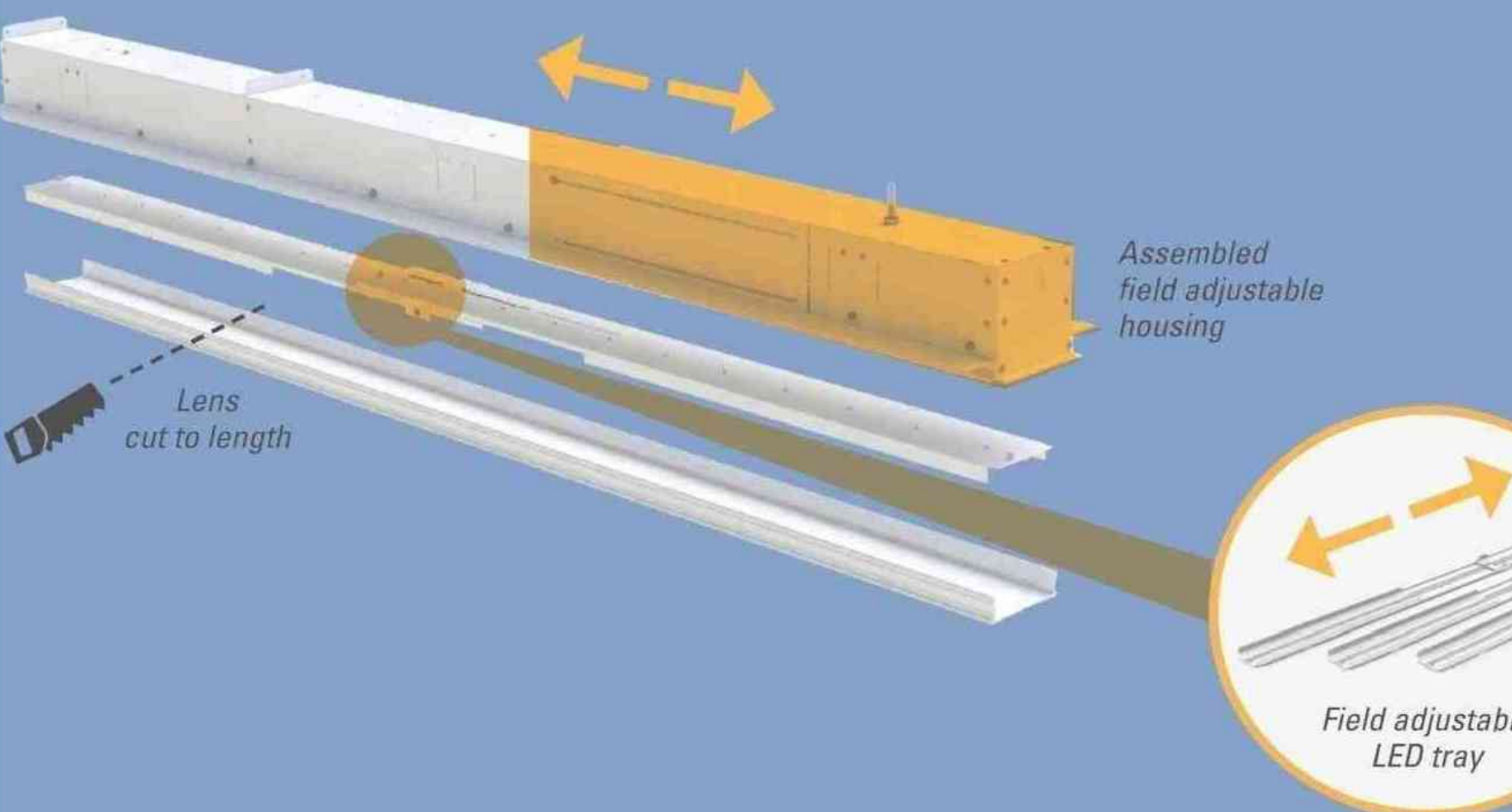
SHEET NUMBER:

DSP-26

ORG. DATE - 07/31/20

FIELD ADJUSTABLE ASSEMBLY

LED runs are optionally configured with a field adjustable geartray and housing assembly to reach light to the end of any length installation run as well as into the corners of patterns, providing approximately 12" of adjustability for LEDs.



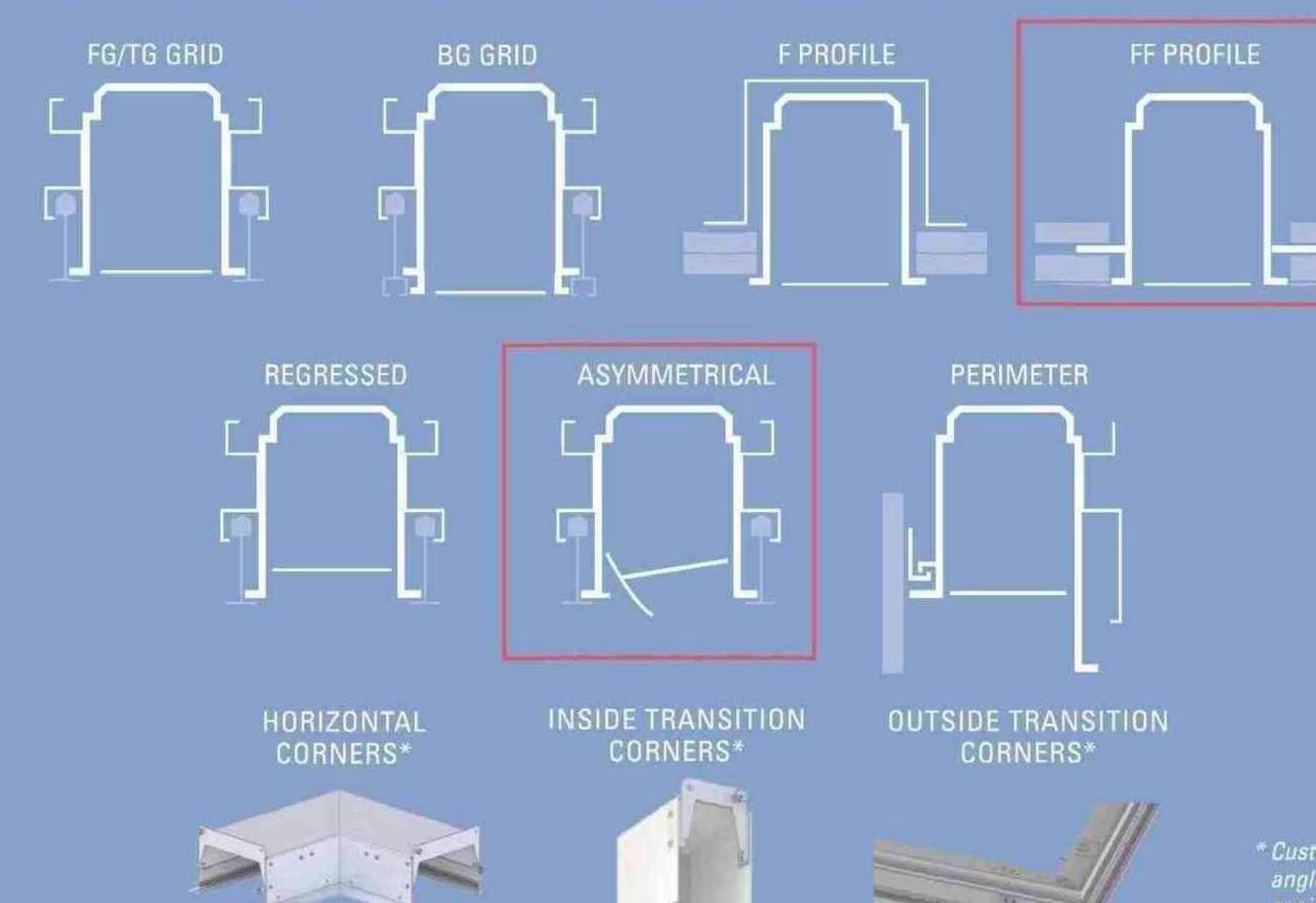
Assembled field adjustable housing

Lens cut to length

Field adjustable LED tray

INFINITE CONFIGURATION POSSIBILITIES

With five housing mounting options, five fixture apertures, multiple corner options, and options for asymmetrical, perimeter, flush and regressed lenses, your imagination is the limit for what Forecast can achieve. The Forecast system provides everything you need for complete customization.



FG/TG GRID

BG GRID

F PROFILE

FF PROFILE

REGRESSED

ASYMMETRICAL

PERIMETER

HORIZONTAL CORNERS*

INSIDE TRANSITION CORNERS*

OUTSIDE TRANSITION CORNERS*

* Custom angles available

The image displays the LED1000 4W LED Recessed Light. The top left shows a large side view of the fixture, highlighting its black heat sink and silver trim. The top right shows a smaller top-down view of the fixture. The bottom section features a photograph of the fixture installed in a ceiling, illuminating a modern interior space with a glass facade.

	4 W	8 W	13 W
• C			
• C			
Accessories	(H) (L)	(H) (L)	(H) (L)
Finish	■	■	■
CRI 80	2700K 3000K 4000K	2700K 3000K 4000K	2700K 3000K 4000K
Optics	Spot Medium Flood Flood Asymmetric	Spot Medium Flood Flood	Spot Medium Flood Flood
Driver	On/Off 0-10V	On/Off 0-10V	On/Off 0-10V
Current	C.C. C.V.	C.C. C.V.	C.C. C.V.
Ⓟ	3.4 in	3.4 in	5 in

SOUTH WEST VIEW BUILDING 1 AND BUILDING 2

SOUTH EAST VIEW BUILDING 1 AND BUILDING 2

NORTH EAST VIEW BUILDING 1

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
01	11/12/2020	RED FOOTPRINT AND ELEVATION CHANGES	YH	JW
02	01/20/2021	RED FOOTPRINT AND ELEVATION CHANGES	YH	JW
03	03/02/2021		YH	JW

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 CHECKED BY: JW
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 CAD I.D.:

PROJECT:

DESIGN INTENT

FOR

ASPEN - MARYLAND

PROPOSED DEVELOPMENT
 4205 & 4206 KNOX ROAD
 COLLEGE PARK, MD 20740
 PRINCE GEORGE'S COUNTY

1616 CAMDEN ROAD, SUITE 250
 Phone: (704) 786-2328
 BSBDESIGN.com

ARCHITECT

DANIEL R. SWIFT
 STATE OF MARYLAND

*Professional Corporation. I certify that I am duly licensed and registered as an Architect in the State of Maryland. My license number is 15851. Expiration Date: 01/01/2021.

SHEET TITLE:

SIGNAGE INFO
 CHART/ LIGHTING
 CUT SHEETS

SHEET NUMBER:

DSP-27

ORG. DATE - 07/31/20

LARGE WEAVE



Open Area: 64.5%
Weight: 1.75 lbs/sqft
Opening Limitation: .471"

Overall Thickness: .365"
Aspect Ratio: 7.01:1



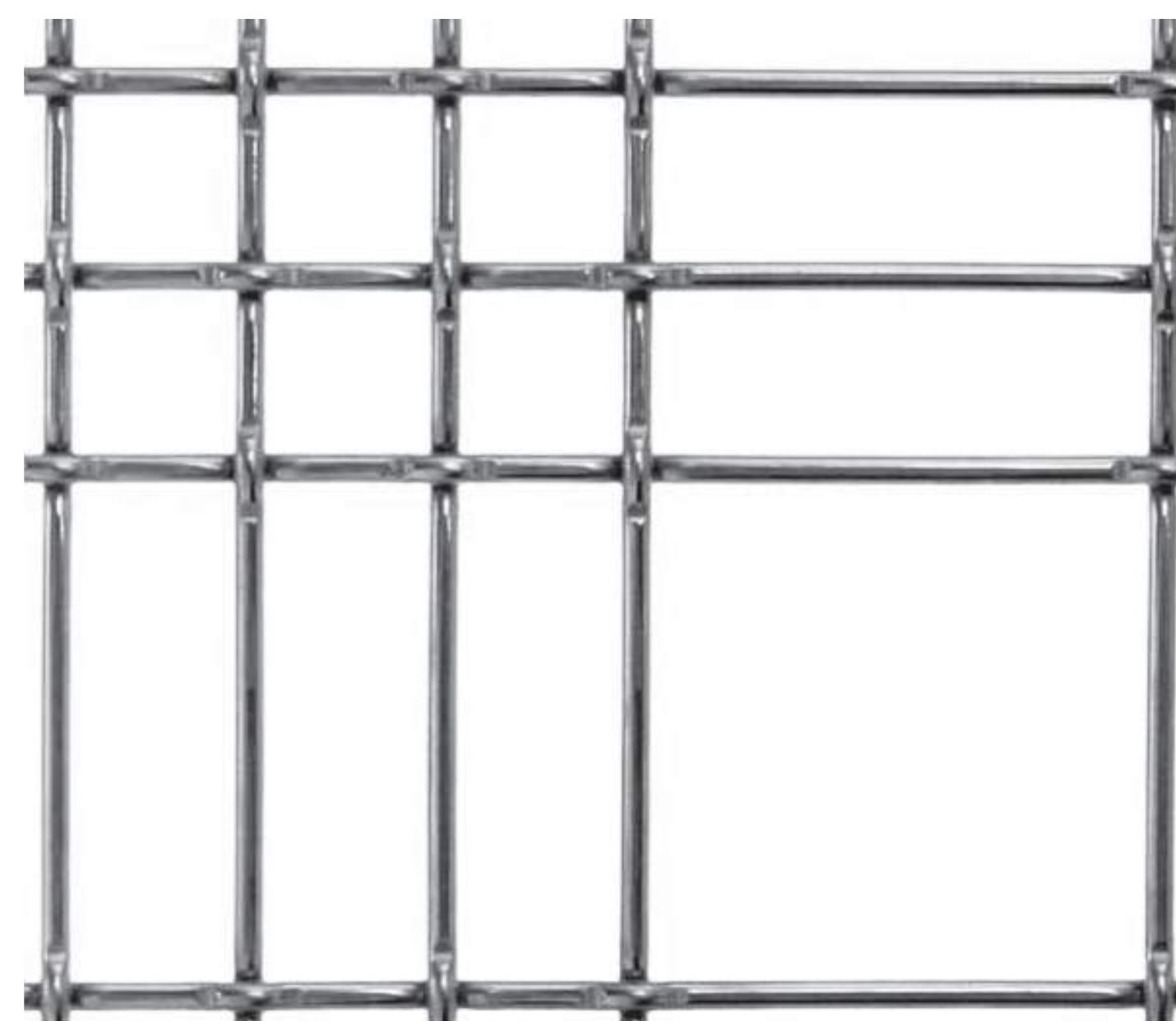
Open Area: 70.1%
Weight: 1.70 lbs/sqft
Opening Limitation: .838"

Overall Thickness: .320"
Aspect Ratio: 1.00:1



Open Area: 81.7%
Weight: 1.20 lbs/sqft
Opening Limitation: 1.810"

Overall Thickness: .380"
Aspect Ratio: 1.00:1

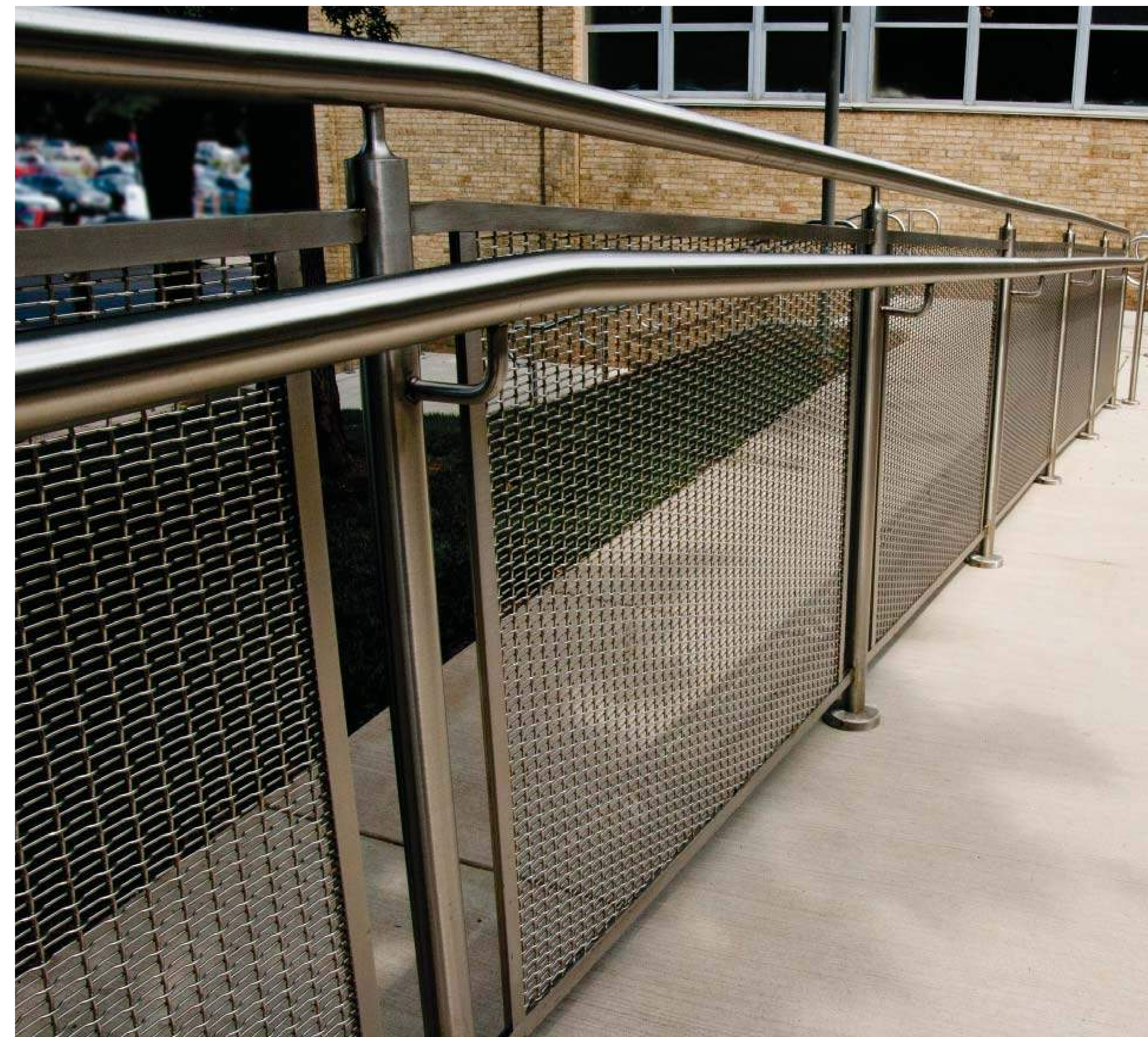


Open Area: 77.4%
Weight: 1.04 lbs/sqft
Opening Limitation: 2.100"

Overall Thickness: .255"
Aspect Ratio: 1.00:1



ARCHITECTURAL MESH INFILL PANELS



SQUARE MESH RAILING CUT SHEET AND EXAMPLE IMAGE

WAGNER ARCHITECTURAL | (414) 214 0444 | (888) 243 6914 | ARS@MAILWAGNER.COM | WAGNERARCHITECTURAL.COM

WAGNER ARCHITECTURAL | (414) 214 0444 | (888) 243 6914 | ARS@MAILWAGNER.COM | WAGNERARCHITECTURAL.COM

[illegible]

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PROJECT No.:	SH200162
DRAWN BY:	YH
CHECKED BY:	JW
DATE:	07/31/20
CAD I.D.:	

PROJECT:

DESIGN INTENT

_____ FOR _____

ASPEN - MARYLAND

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4205 & 4206 KNOX ROAD
COLLEGE PARK, MD 20740
PRINCE GEORGE'S COUNTY

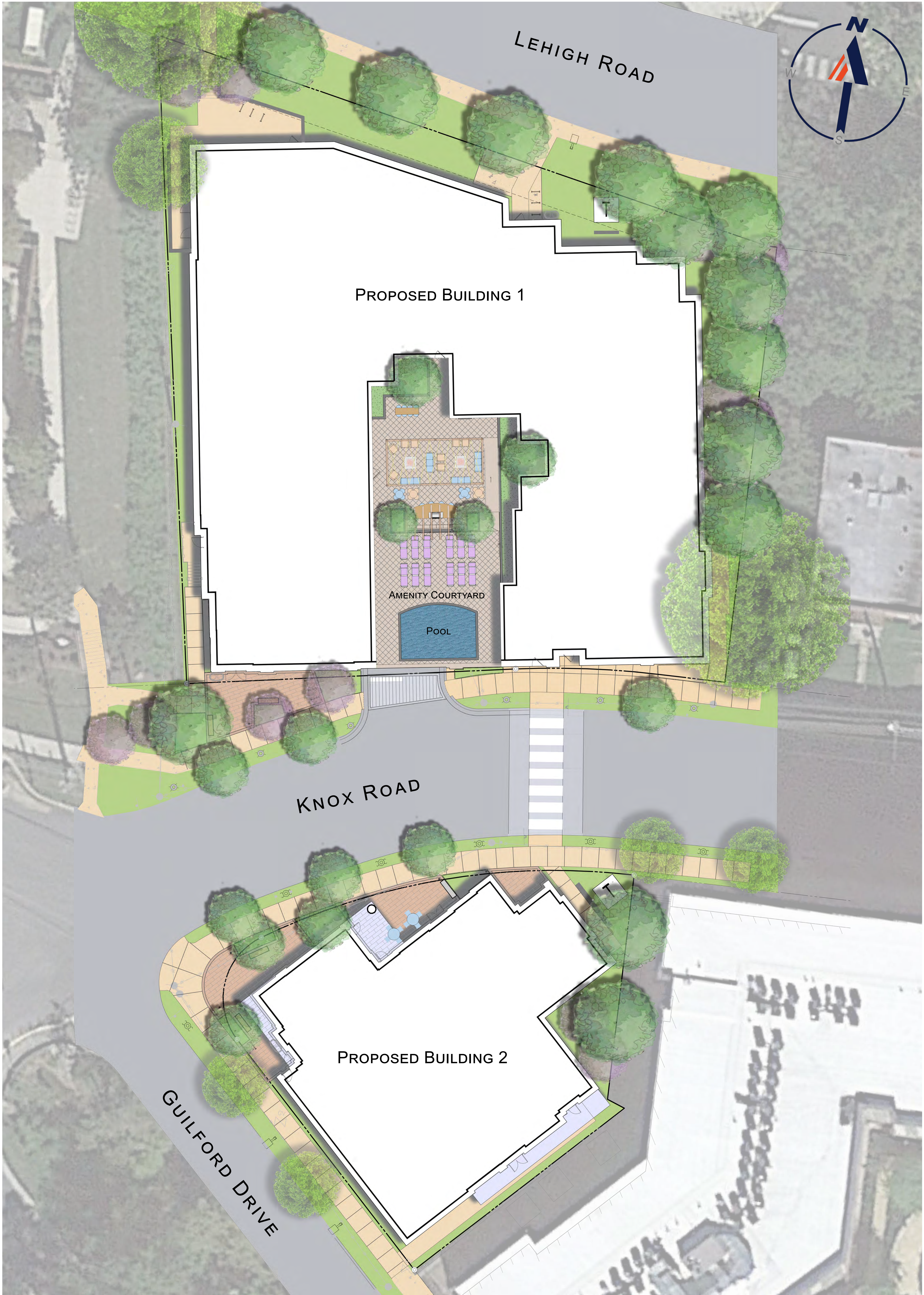


SHEET TITLE:

SHEET NUMBER: _____

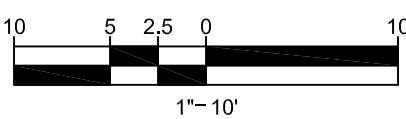
DSP-28

ORG. DATE - 07/31/20



ASPEN HEIGHTS - MARYLAND

MB192199



03-04-2021

ILLUSTRATIVE PLAN
4205 & 4206 KNOX ROAD, COLLEGE PARK

